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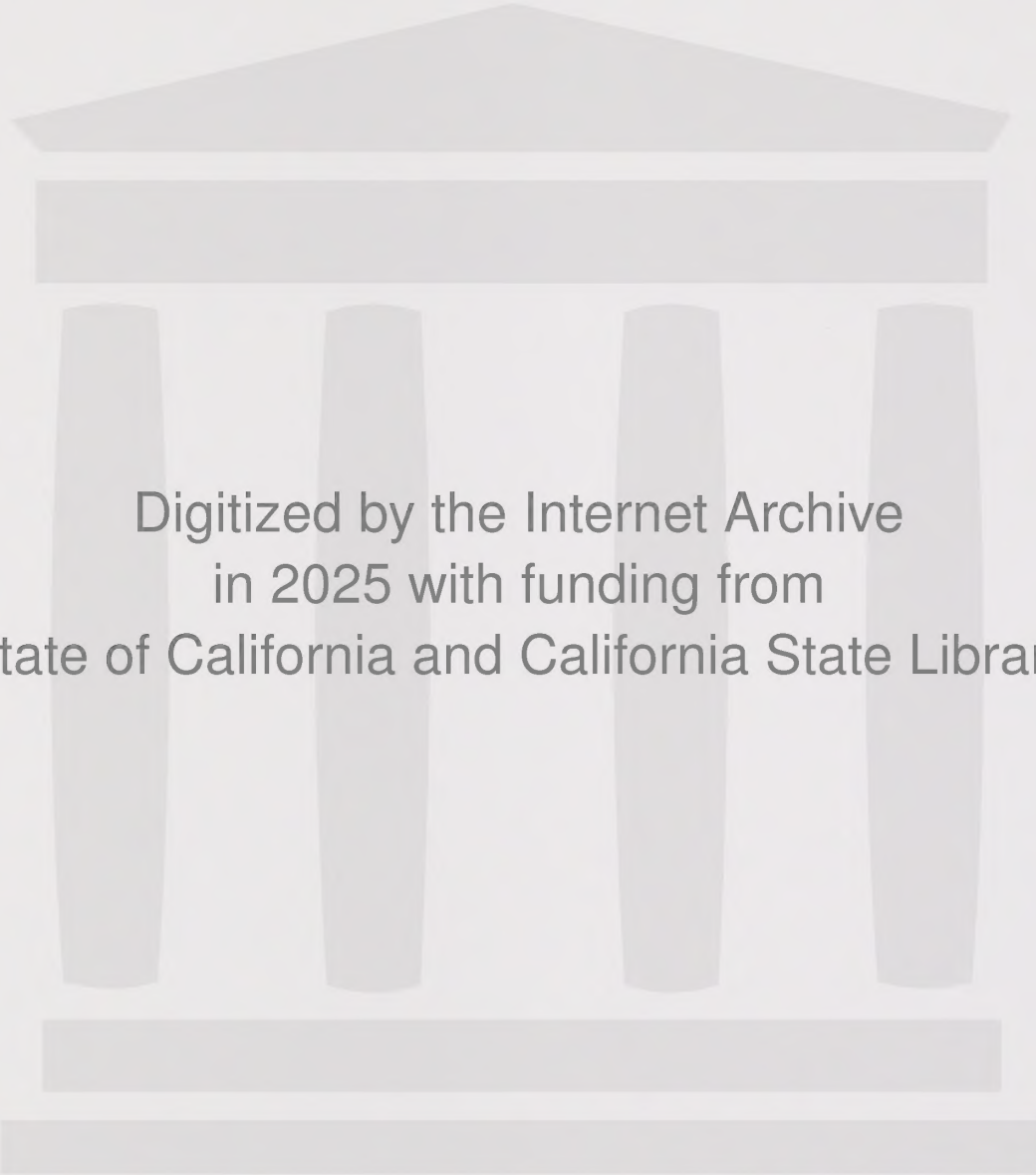


MONTESERENO

2015

GENERAL

PLAN



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CH. 1 INTRODUCTION

A. WHAT IS A GENERAL PLAN?

A general plan contains a set of goals and policies that regulate urban development, resource management, and public safety. Typically general plans also contain historic background information, and implementation programs that address physical, social, and economical aspects of a community. A key component of the general plan is the land use map, which indicates the physical extent of land use designations and the specific land use restrictions that apply to each designation.

The State of California requires all California cities and counties to have a general plan (California Government Code Section 65300 et seq.). The State law requires the general plan to address seven specific topics (elements): land use, housing, circulation, safety, open space, conservation, and noise (Sections 65302 and 65303). General plans may include a variety of other elements, if so desired.

B. CONTENTS OF THE MONTE SERENO GENERAL PLAN

Monte Sereno's 2015 General Plan is a revision of the existing Monte Sereno General Plan, adopted by the City Council June 1, 1982. The 1982 Monte Sereno

General Plan was based upon the work and findings of a citizens committee and review of relevant data collected during 1981. Additionally, the Plan included an environmental assessment, alternative analysis, public comment, and City Council findings. The Monte Sereno 2015 General Plan integrates technical studies, General Plan Amendments, Special Studies, ordinances, and design guidelines adopted by the City since the original General Plan.

In addition to incorporating these prior actions, the 2015 General Plan contains a revised set of goals and policies and revisions to the Land Use Map. The revised goals and policies will not result in significant changes in the amount, type, or rate of development in Monte Sereno. Similarly, changes to the Land Use Map are minimal.

The Monte Sereno General Plan contains three major policy chapters:

1. Community Development,
2. Public Services, and
3. Environmental Resources, Hazards & Safety.

The chapters incorporate State mandated and permitted general plan elements. Each of the three chapters has a section describing related background information and forecasts, goals and policies, followed by implementation strategies.

Figure 1 indicates the location of the mandated and optional general plan elements within the General Plan.

Figure 1 General Plan Chart

<u>GENERAL PLAN CHAPTERS:</u>			
	Ch. IV Community Development	Ch. V Public Services	Ch. VI Env. Resources Hazards & Safety
Mandated Elements		Page #	
Land Use	(36)		
Housing	(13)		
Circulation		(45)	
Safety			(66)
Open Space			(59)
Conservation			(60)
Noise			(75)
Permitted Elements			
Utilities		(49)	
Parks, Recreation		(51)	
Civic Facilities		(53)	
Scenic Highway			(59)
Hazards			(66)

C. DEVELOPMENT OF THE GENERAL PLAN

Monte Sereno's 2015 General Plan is a result of a cooperative effort involving the City Council, City staff, consultants, representatives of other government agencies, and interested citizens.

D. USING THE MONTE SERENO GENERAL PLAN

The Monte Sereno General Plan reflects the planning aspirations and values of Monte Sereno's residents and their elected representatives. The City Council will use the Plan in considering land use and planning related decisions. City staff will use the Plan on a day-to-day basis administering and regulating land use and development activity. Citizens can use the Plan to understand Monte Sereno's approach to regulating development and protecting resources and community values.

PLAN DEFINITIONS

Goal: An ideal future end; a statement of values and aspirations held by the community. A goal is not quantifiable, time-dependent or suggestive of specific actions for its achievement

Objective: A specific end, condition, or state that is an intermediate step toward attaining a goal. An objective is achievable, measurable, and time-specific. An objective may only pertain to one aspect of a goal or it may be one of several successive steps toward goal achievement. Consequently, there may be more than one objective for each goal.

Policy: A specific statement that guides decision making based on goals and objectives. Policies must be clear, and unambiguous. To achieve the desired end result each goal may have as many policies as necessary.

Implementation Measure: An action, procedure, program, or technique that carries out general plan policies. Every policy should have at least one implementation measure.

Standards: Statements that include a specific, quantifiable measure of performance.

Maps are graphic expressions of policy, typically showing geographic base data and thematic information. The General Plan contains three maps that express policy:

- Land Use Map
- Circulation Map
- Open Space, Parks and Recreation Map

The Land Use Map is the major graphic expression of goals and policies contained in the Monte Sereno General Plan. It shows the geographic extent of the Land Use

Designations. The Land Use Designations are a set of policy statements for the land use types and intensities found in Monte Sereno. Each Land Use Designation addresses the specific uses permitted, the intensity of the use, and other policy considerations.

Boundaries of Land Use Designations shown on the Land Use Map depend upon a variety of factors, including existing land use patterns, as well as natural and man-made features. The boundaries are not precise, legal boundaries. The Zoning Ordinance, a major implementation measure of the Land Use Map, provides precise legal boundaries of Zoning Districts consistent with the underlying Land Use Designations.

MONITORING AND IMPLEMENTATION

For each of the three major chapters there is an overall implementation strategy. Additionally, the goals and policies contained in the General Plan include specific implementation measures. The overall strategy and specific measures incorporate existing City ordinances and procedures as well as new implementation strategies. Finally, a summary of the implementation measures and strategies are in the implementation section within each chapter.

Implementation measures include a variety of monitoring efforts. This monitoring helps the City measure the success of the implementation of the General Plan. The City will prepare an annual General Plan Progress Report (as required by Government Code Section 65400 (b)), indicating its progress towards achieving its General Plan goals and policies.

REVISION OF THE GENERAL PLAN

A general plan should not attempt to create a static “end state” for a community. Rather, a Plan should focus upon a specific “time horizon,” and, during the period prior to this time horizon, be capable of responding to the changing needs of the community.

The Monte Sereno 2015 General Plan establishes goals, policies, and an implementation program. The City must follow these elements of the Plan over time. The Plan has an 18 year time horizon projecting to the year 2015. To make the Plan responsive to changes that occur over the next 18 years, amendments in accordance with State Law may occur.

The City or private individuals can promulgate General Plan amendments. State law (Government code Section 65358 (a)), limits the number of times amendments may be major revisions, additions, or small adjustments to the Land Use Map, other policy maps, or text of the Plan.

State law requires periodic review of the General Plan and requires a review of the Housing Element every five years. In order to simplify the review process Monte Sereno will review the entire General Plan in conjunction with the state mandated Housing Element 5 year review. General Plan review may or may not involve major revisions to the Plan. Review would allow the City to amend the Plan to meet unforeseen changes in internal or external conditions, to better utilize current information as it becomes available, and to respond to changes in community values.

When considering amendments and revisions, the City recognizes that the General Plan is a policy document for the

entire community and it may only be amended “in the public interest” (Government Code Section 65358).

E. LINKS TO OTHER PLANNING EFFORTS

The Monte Sereno General Plan was developed, in part, to reflect the large amount of planning activity conducted by the City. These activities include special planning studies, specific plans, general plan amendments, adoption of ordinances, and preparation of design guidelines.

To adequately address the varying land use issues, the City has been divided into individual neighborhoods or “planning areas”. This allows for alternate strategies and policies to address the varying and unique issues throughout the City. Eight neighborhoods have been delineated with the boundaries determined by various characteristics, and responses from citizen questionnaires.

The characteristics used to define the neighborhoods were:

- Streetscape
- Lot Shape
- Vegetation
- House Style
- House Orientation to Lot
- Appearance
- Lot Size
- Ambiance
- Age of Buildings
- Physical Barriers/Hazards

Each of the eight neighborhoods has unique, as well as common, land use issues. These issues are the focus of special planning considerations in the General Plan. The following pages include a discussion of the Neighborhood Areas:

Neighborhood	Page
Bicknell	81
Daves Avenue	82
Foothill	83
Hillside	84
La Rinconada	85
Loma Serena	86
Rose/Andrews	87
Twin Creeks	88

Generally, the Land Use Designations for the eight neighborhoods are the same as the designations from the Land Use Map. However, more specific Land Use Designations may be necessary in the future.

General Plan amendments or adopted Specific Plans are incorporated by reference and are intended to augment and clarify the General Plan.

F. CONSISTENCY IN IMPLEMENTING ORDINANCES AND PROCEDURES

State law provides cities with a variety of techniques for implementing general plans. Specific implementation strategies and programs included in the General Plan encompass these techniques. State law includes specific requirements that a number of implementation techniques be consistent with the General Plan. The relationships between specific techniques and the General Plan are discussed below.

ZONING ORDINANCE

The Zoning Ordinance and Zoning Map are parcel-specific statements of how land may be used, and the specific conditions of use that the City will impose, consistent with the

overall policy framework of the General Plan and the Land Use Map. Therefore, zoning should not be confused with the General Plan or the Land Use Map. The General Plan and Land Use Map are not precise or parcel-specific, and may not show detailed land use distinctions, nor in all cases, reflect existing use of the land.

Government Code Section 65860 requires that the City's Zoning Ordinance be consistent with its General plan.

SUBDIVISION ORDINANCE

Government Code Section 66410 et seq. requires that local jurisdictions regulate and control subdivision activity through adoption and use of a Subdivision Ordinance.

Section 66473.5 requires that the City shall not approve a proposed subdivision map unless the subdivision, including its design and proposed land uses, is consistent with the General Plan. Similar to the consistency requirements of the Zoning Ordinance and Map, consistency may be found only when the proposed subdivision is consistent with the goals, policies, and implementation programs included in the General Plan. The subdivision consistency requirement applies to subdivisions for which parcel maps (minor subdivisions) are filed, as well as tentative and final maps.

Section 66474 specifically requires that the City shall deny approval of tentative and final maps if it finds that the proposed map, its design, or the proposed improvements are inconsistent with the General Plan.

CAPITAL IMPROVEMENT PROGRAMS

Government Code Section 65401 requires the City Council to obtain from City officials and departments, and from special districts operating within the City limits, lists of all public works projects recommended for study, design, or construction during each ensuing year. The list of public works projects shall be organized into a coordinated program (Capital Improvement Program). The program and its component projects must be reviewed by the City. Inconsistent projects should be deleted or modified to conform to the General Plan.

ENVIRONMENTAL IMPACT REVIEW

The California Environmental Quality Act (CEQA) (California Administrative code Section 14100 et seq.) contains several references to the relationship of environmental review as prescribed by CEQA and the General Plan. Section 15080 requires that the environmental review process be “combined with the existing planning, review, and project approval process” used by the City. Section 15125(b) requires environmental review to discuss any inconsistencies between a proposed project and the General Plan.

OTHER CONSISTENCY REQUIREMENTS

State Housing Law (Health and Safety Code Sections 17910 et seq.) requires the City to adopt regulations imposing substantially the same standards as those contained in the various uniform industry codes. State law also imposes special standards, which may

be more stringent than the uniform industry codes (e.g., the Uniform Building Code), designed to protect against certain types of hazards (fire, noise, earthquakes, unstable soils) and to achieve certain resource management goals (such as energy conservation). Monte Sereno may adopt regulations and standards that vary from those mandated by State Law, if justified by local conditions. If such variance is appropriate, the General Plan can serve as the vehicle for documenting local conditions and specifying the necessary regulatory response.

G. ENVIRONMENTAL IMPACT ANALYSIS

Adoption of a general plan, a general plan element, or a general plan amendment constitutes a project under the California Environmental Quality Act (CEQA). If any aspect of the general plan element or amendment, either individually or cumulatively, leads to a significant affect on the environment, regardless of whether its total effect is adverse or beneficial, the City must prepare a Draft Environmental Impact Report (EIR) (Title 14, California Administrative Code, Section 15080).

The preparation of the Monte Sereno General Plan incorporated CEQA requirements. Descriptions of the environmental setting and the specific public actions resulting from the General Plan are included in the body of individual sections of the General plan.

The Environmental Determination is included as a separate appendix.

CH. 2 PLANNING CONTEXT

A. LOCATION & DESCRIPTION

Monte Sereno is a small residential city on the south west side of the Santa Clara or “Silicon” Valley. Approximately seven miles to the north east is the heart of the San Jose metropolitan area. Monte Sereno lies at the base of the beautiful Santa Cruz Mountains. The City is bisected by the Highway 9 scenic route, and is one mile north west of State Highway 17. Due to the scenic beauty, pleasant rural ambiance, predominance of single-family housing, and proximity to major employment centers in the Silicon Valley, Monte Sereno has long been considered one of the most desirable places in the Valley to reside. Residents enjoy a variety of topography within the small City from steep mountain areas thick with native Oak and Redwood varieties, to gently sloping areas covered in chaparral, and flatter areas crossed by streams.

To better address the various land use issues the City has been defined by individual neighborhoods, or “planning areas” described in the Community Development Chapter.

B. HISTORY OF MONTE SERENO

Monte Sereno, meaning “Serene Mountain”, was, in the early 1900’s,

primarily a rural agricultural area. The area was dotted with ranch houses, orchards, dairies and livestock. The mountain slopes of the southern portion of the City contained summer homes, recreational properties and a few large estates. The beauty and tranquillity of the area attracted artists and writers, such as John Steinbeck, looking for a peaceful and inspirational place to pursue their craft. Monte Sereno is still valued by artists as a place to work. Today, there is evidence of old orchards, homes from the early part of the century, and one of the last raw milk dairies in California.

Unlike many other cities in Santa Clara County, Monte Sereno did not form on a crossroads or from an historical village. Consequently, a commercial core never developed in the City, leaving Monte Sereno strictly residential. Monte Sereno was incorporated on May 14, 1957 as a response to the ever-increasing pressure of annexation from surrounding cities. Citizens of the community banded together and decided that incorporation rather than annexation was the best way to ensure the continued way of life for the community.

The late seventies and early eighties brought booming growth to the Silicon Valley area. Many cities underwent drastic changes and Monte Sereno was forced to battle continuous growth pressures. Even today, there are many ongoing challenges

that Monte Sereno faces. This general plan addresses those challenges and puts forth goals and policies which the citizens of Monte Sereno have helped to develop.

Since the City was incorporated the question of alternate land uses has been discussed frequently. The close proximity of neighborhood business and professional services in adjacent communities - within walking distance for some parts of Monte Sereno - and the location of major recreational shopping facilities and industry, disposal sites for liquid and solid wastes, etc. have been, and continue to be, regarded by the City and its citizens as adequate. Accordingly, no provision, within the City limits, for those purposes has been made.

An equally important issue in the historical context is the City's objective to minimize taxes by limiting government services supported by property tax revenues. This has been accomplished by providing only minimum services, by avoiding public ownership of land and by providing some services through contracts or special service districts.

Monte Sereno owns no public parks or facilities other than its City offices. Fire protection is provided by the Central Fire District and police service is in conjunction with the Town of Los Gatos. Monte Sereno's tax rate is \$.005/100 of assessed valuation.

Monte Sereno's previous General Plan was adopted in 1982. Like the prior General Plans this plan emphasizes preservation of open space and semi-rural residential qualities. Monte Sereno's plan has been and remains consistent with regional and state policies and objectives. Among the

plans which have supported Monte Sereno's preservation policies are: the Urban Development Strategy for the State of California, which seeks to "preserve environmentally sensitive areas and the integrity of established neighborhoods", the Santa Clara County General Plan which limits development in hillside areas and other "resource conservation areas", and the general plans of San Jose, Los Gatos, and Saratoga, which all limit development in sensitive foothill areas.

The Monte Sereno 2015 General Plan is the documentation of research and information gathering that has been undertaken during the last several years. The General Plan is by no means the final step in the planning process, in fact, it is only the beginning. From here, the General Plan will be used to guide City staff, the City Council, special committees in their major as well as day-to-day decision making.

C. ECONOMIC BASE

The economic base of the Santa Clara Valley was dominated by agriculture prior to the residential growth that began in the 1940's and boomed in the 1970's. The economic base shifted as many new residents were employed in quickly growing industry. This fast paced growth brought outside pressures to bear on the small rural area of Monte Sereno.

During the 1980's a shift began to occur in employment patterns in the Santa Clara Valley. The computer industry was growing rapidly. Major office, commercial, and industrial firms, employing thousands of workers, began locating in existing and new business parks and commercial areas. A combination of regional growth in high technology industries and the relocation of established

industry significantly contributed to growth. Employment growth in industry stimulated additional economic development in basic employment increasing service and trade employment.

Burgeoning growth surrounding Monte Sereno placed outside pressure on the small community; but, at the same time, the expansion allowed workers to commute to jobs in surrounding areas. The highly valued residential/rural atmosphere was maintained by keeping the commercial and industrial growth outside the community.

Non-residential land uses are, however, provided in close proximity to the City by other jurisdictions. The Town of Los Gatos has historically been the commercial center for the southwestern part of the Santa Clara Valley. Los Gatos continues to provide a full range of commercial uses which in most cases are within one-half mile of Monte Sereno's City limit. Monte Sereno, in fact, is an integral part of the market areas of most Los Gatos businesses. In addition to commercial uses, Los Gatos, and to a lesser extent Saratoga, provide professional office, medical office and public recreation uses which benefit Monte Sereno residents. Sufficient industrial land uses are located in Los Gatos and Campbell.

D. LAND USE

In the early years, land, in holdings from five to fifty acres, was used by various owners both for places of residence and for fruit-tree farming. Such land use, only moderately profitable at best, became economically untenable by the mid- 1950's because of rising production costs and declining revenues. The preliminary 1958

and 1963 general plan for Monte Sereno projected the gradual disappearance of agricultural land use and full development of the City by 1980. At the time of incorporation in 1957, less than half the City was developed. By 1982, less than 10 percent of the City's potential lots remained undeveloped.

As Monte Sereno became more developed the distribution of residential densities, in general, followed the slope of the land with the smaller lots to the north and east nearest the valley floor and centers of business, and the larger lots to the south and west near the mountain foothills and San Tomas Aquinas Creek. This pattern of land use was not significantly disturbed by the County's adoption of initial zoning regulations in 1942.

Today Monte Sereno remains the smallest of the municipalities that make up Santa Clara County. Land use planning has permitted Monte Sereno to maintain a small town rural atmosphere despite dramatic changes which have swept across the face of the County. Over the past several decades the economic, social, and physical landscape of the Santa Clara Valley has changed dramatically.

The growing economy of Santa Clara County led directly to a high demand for developable land. As a result the land use shifted from agriculture to homes and industry. The demand for residential and commercial land, and more recently regional office and industrial land, caused a major change in the landscape of the Valley.

The pastoral agricultural setting of the vast majority of the Valley has been largely replaced by suburban and rural residential development, and supporting commercial

and public uses. The county previously covered by orchards now has numerous business parks named for the trees which once grew there. The formerly bucolic valley, dominated by orchards and agriculture, has been transformed into the fast paced dynamic "Silicon Valley", known world wide for ground-breaking technological advances.

E. HOUSING

Housing in the Santa Clara Valley historically consisted mainly of single-family homes located in subdivisions or rural residential areas. The amenities of the area, including attractive building sites, scenic qualities, available public services and utilities, and access to employment centers supported such development.

For more than two decades, the supply, location and affordability of housing in Santa Clara County has been a serious problem. Regional demand for housing, combined with the amenities of the Valley, have led to high housing costs. The price of housing in Monte Sereno is among the highest of any area in Santa Clara County and in the past has largely been unaffordable to low and moderate income households. In 1995 the median house price in Santa Clara County was \$292,500. The median house price in 1995 for Monte Sereno was \$787,000.

The Monte Sereno General Plan envisions goals which respond to housing needs. The location, type, and price of new housing are all key factors. Accordingly, the primary objective of the strategies and policies of the Housing Chapter is to achieve and maintain a balanced housing supply.

F. TRANSPORTATION

The transportation system in Monte Sereno is dominated by Highway 9 (which bisects the city), Highway 85, and Winchester Blvd. Traffic volumes on Highway 9 and Winchester have decreased since Hwy. 85 was opened. However, the percentage of commercial traffic on highway 9 remains virtually unchanged.

G. PUBLIC FACILITIES AND SERVICES

When Monte Sereno was incorporated in 1957 the responsibility of providing for municipal services fell on the new City. But, one of the stated objectives for incorporation was to retain the lowest possible tax rate. This meant providing a minimum of public services supported by property tax revenue. Therefore, several services are provided by special districts (with their own taxing authority), private utility companies, and other services, such as parks and recreation, are not provided at all.

H. ENVIRONMENTAL QUALITY

The environmental quality of Monte Sereno has been a key factor in growth and development. However, eventually, excessive growth can destroy the very qualities which made the City attractive to new residents. The major environmental issues in Monte Sereno are air quality and open space and scenic resources.

AIR QUALITY

The Santa Clara Valley is downwind from the San Francisco and Oakland

metropolitan areas. The air stream into the valley is often contaminated by pollutants produced upwind. Automobile traffic, within and north of the valley, also contributes to local air pollution.

The combined effects of air pollutants generated locally, imported pollutants from upwind, frequent inversions that restrict vertical dilution, light winds, and terrain that restricts horizontal dilution give the basin high potential for air pollution.

Increased development in the Santa Clara Valley and northern regions, resulting in increased vehicle miles traveled, may cumulatively result in deterioration of air quality in Santa Clara County.

OPEN SPACE & SCENIC RESOURCES

A major amenity of Monte Sereno is the rural atmosphere, including the scenic hillsides and open space areas. Some open space is protected; however, the hillsides and other areas have been subject to continued development. Preservation of open space and scenic resources is important to maintain the quality of life for residents of the City.

To preserve the scenic hillside areas that contribute to the character and charm of Monte Sereno, a Hillside Preservation Committee was formed consisting of staff from the County of Santa Clara, Town of Los Gatos, and cities of Cupertino, Monte Sereno and Saratoga. The Committee prepared a Hillside Preservation policy document which was adopted by all jurisdictions in 1996.

CH. 3 COMPREHENSIVE GOALS

Through the implementation of regional and local urban planning, the City of Monte Sereno seeks to maintain and improve its small city character and amenities. The Comprehensive Goals are intended to serve as an overall guide for General Plan implementation. The Comprehensive Goals encompass the topical Goals and Policies found in the body of the General Plan.

There are 37 goals addressed by the policy chapters:

1. Community Development,
2. Public Services, and
3. Environmental Resources, Hazards and Safety.

Supporting these goals there are several policies which specify how the goals will be achieved. The chapter Goals and Policies are intended to help achieve the comprehensive General Plan goals listed below.

In some instances, specific policies may appear to conflict with one another. These conflicts, when they occur, are addressed in the text, and priorities are established.

COMPREHENSIVE GOALS

1. Well planned and appropriate growth in conjunction with strong neighborhood character and pride.
2. Development harmoniously balanced with the physical setting i.e., natural resources protected, hazardous areas undeveloped, and critical open spaces preserved.
3. Preservation & protection of environmental resources which preserve the high quality of life in Monte Sereno.
4. Responsive, proactive government which utilizes all available resources and technology to maintain a stable and safe living environment for the residents of Monte Sereno.
5. High quality, cost effective City services, including support of interjurisdictional solutions to issues that transcend political boundaries.

CH. 4 HOUSING

A. SETTING

STATUTORY CONTEXT

Each city and county in California is required to plan for the housing needs of all economic segments of its population, and a share of regional needs. Article 10.6 of the Government Code sets forth the requirements for a housing element, one of the mandatory elements of a local general plan. The substantive requirements for a housing element are set forth in section 65583, as follows:

- Identification and analysis of existing and projected housing
- Inventory of resources and constraints to meeting identified needs
- Statement of goals, policies and quantified objectives
- Scheduled programs for the preservation, improvement and development of housing

The law also sets out procedures for the preparation and adoption of a housing element. Local governments are required to “make a diligent effort” to involve all economic segments of its population in developing its housing element. Each city and county was required to adopt a housing element which conforms with State laws (section 65583) or the 1977 guidelines by October 1, 1981, and must update the element at least every five years. Monte Sereno’s first revision was adopted March 18, 1986. This current revision is due July 1, 1990. The State Department of Housing

and Community Development (HCD) reviews all draft housing elements and make comments. Although HCD’s comments are advisory, they must be considered by local officials prior to adopting the element.

The 1990 Housing Element for Monte Sereno addresses all State requirements, including relevant legislation and guidelines. It utilizes population, housing and employment data from the 1980 Federal Census and projections from the Association of Bay Area Governments’ (ABAG) *Projections 90, Forecasts for the San Francisco Bay Area to the year 2005*. ABAG’s *Housing Needs Determination, San Francisco Bay Region, Jan. 1990* is reflected, as are current local attitudes and opportunities related to housing.

POLICY STATEMENT

Goals and policies of all of the general plan elements should be internally consistent and mutually supportive. This revised housing element reaffirms the goals of the 1982 General Plan to:

- Provide and maintain a stable, safe, quality living environment for the residents of the City.
- Preserve the rural appearance of the environment by reasonable application of zoning regulations.
- Minimize the cost and influence of government on the residents of the City by providing only those services essential for safety and achievement of the City’s goals.

LOCAL HOUSING ISSUES

The primary challenge of the housing element is to accommodate local housing needs brought on by the disproportionate rise in housing costs relative to household income. The challenge is intensified by the limited amount of land in Monte Sereno that is suitable for housing and by the community's long-standing commitment to maintaining its primarily low density single-family residential character and minimum level of government services.

Housing needs are estimated by ABAG and published in Housing Needs determinations, Jan. 1990. It is estimated that the existing housing need as of January 1, 1988 is 17 units. Including existing need, the projected need for the period 1988 through 1995 is 60 units.

Questions to be considered in this housing element include:

1. Where in the City can additional residential units be accommodated?
2. Are the City's current service capacities (water, sewer, streets, schools, etc.) adequate for additional housing units?
3. What would be the effect of growth on Monte Sereno's physical environment?
4. What can the City do to encourage the construction of needed low and moderate income housing?
5. What can be done to facilitate needed maintenance and upgrading?
6. What can be done to assist those with special needs such as the elderly, handicapped and single parents?

Consistency with other General Plan Elements

The 1982 Monte Sereno General Plan Report contains a City goals statement

followed by policies, standards and implementation measures for each of the nine elements that were mandatory at that time, plus a public facilities and services element. Those that are applicable to the housing element are listed below:

Past Policies

- a) The City's three residential land use densities shall not be changed.
- b) Residential uses shall be less dense where environmental or scenic sensitivity is recognized or hazards are significant. This can be accomplished by consistent application of the current slope density formulas in addition to hazards identification and avoidance.
- c) In conjunction with slope density, any property with greater than 40 percent average slope, environmental or historical value or unmitigated hazards may not be developed, but may be preserved through open space or scenic easements. A building site of at least 6,000 square feet must exist with slopes of less than 40 percent.
- d) In environmentally sensitive areas, development shall maintain and/or enhance the existing environment. Human utility is to be a secondary priority. This shall not preclude development but only establish the primary objective.
- e) Clustering of building sites shall be permitted for any subdivision where it served the City's goals. This practice may provide protection of environmentally sensitive areas, hazards avoidance, creation of neighborhood recreation or other shared use areas. However, in no case shall the number of lots allowed

- be greater than that permitted for a conventional subdivision.
- f) The existing variety and balance of homes, in terms of relative size and cost, should be maintained.
 - g) Specific standards which serve to preserve and enhance existing neighborhoods should be adopted as appropriate.
 - h) The City should ensure that its ordinances facilitate development of new residential units with as little cost and delay as possible consistent with the City's goals.
 - i) The City shall promote affordable housing by maintaining its inventory of smaller homes and lots and facilitating development of affordable homes on undeveloped parcels in such neighborhoods for all segments of the regional community.
 - j) The City's ordinance shall continue to provide for rental opportunities.
 - k) Private initiative has proven effective in rehabilitation of the City's substandard structures. This should be permitted to continue.
 - l) Given the City's fragile fiscal base, limited staff and the lack of developable lands, no City operated housing programs should be undertaken. See Public Facilities and Services Element.
 - m) Monte Sereno has been and continues to be committed to providing more than its share of the regional housing supply, but must not jeopardize either the environment or the integrity of established neighborhoods.
 - n) Monte Sereno should continue to protect environmentally sensitive land through low density zoning.
 - o) Existing low density residential zones are characterized by their rural

- nature and environmental significance are therefore important to preserve.
- p) In areas designated as conservation zones, environmental disturbance should be minimized even though this may prevent certain uses of the land by owners.
 - q) Buildings and accessory structures should be of a type and in a location so as not to detract from the natural appearance of the scenic highway.
 - r) Services and facilities provided by the City shall, to the maximum extent possible, be paid for by those benefiting. Benefit assessment districts or direct payment through fees should be utilized rather than use of general revenues.

Standards

- s) Densities shall be as follows:
 - i) Low: 0 to 1 unit per acre for full environmental protection.
 - ii) Medium: 1 to 2 units per acre to balance rural and urban objectives.
 - iii) High: 2 to 4 units per acre for moderate sized and priced single family housing retaining some rural character.
- t) So as to avoid potential geologic hazards, structures shall not be permitted on slopes greater than 40 percent. Building sites shall have at least 6,000 square feet of area and slopes less than 40 percent.
- u) Development standards which are seen as appropriate to protect both existing neighborhood character and the natural environment include the following:

Maximum Allowable Coverage

<u>Zone</u>	<u>Impervious Coverage</u>	<u>Structural Coverage</u>
R-1-8	60% up to a max of 20,000 sq. ft.	60%
R-1-20	40% up to a max of 20,000 sq. ft.	30%
R-1-44	30% up to a max of 20,000 sq. ft.	20%

Impervious coverage includes structures, decks, driveways, patios, paved parking and swimming pools.

Structural coverage means the area of a lot covered by all structures, including swimming pools, and extensions thereof.

Maximum Building Size**Zone**

R-1-8	3,000 sq. ft. can be increased up to 5,000 square feet for larger lots
R-1-20	4,500 sq. ft. can be increased up to 6,000 square feet for larger lots
R-1-44	6,000 sq. ft. can be increased with no max for larger lots

Includes required covered parking but does not include detached accessory structures.

- d) Subdivisions approved in R-1-8 and R-1-20 zones should be conditioned to limit size of homes to a size consistent with existing homes to offset the recent trend to very large homes.
- e) City ordinances should not discriminate against rental property or projects that are otherwise consistent with ordinance requirements.
- f) Processing of applications to reconstruct or replace conforming structures on lots not previously granted site approval shall be handled administratively unless the

applicant requests legislative consideration to appeal ordinance requirements.

- g) Development of areas with unmitigated hazards, including slopes greater than 40 percent should be avoided.
- h) Density should be reduced in areas of high fire hazard and slope. The existing slope density formula adequately accomplishes this.
- i) Monte Sereno's ultimate residential build-out capacity is 1,274 units given current zoning densities.

Implementation Measures

- a) Revise ordinances to reflect policies and standards.
- b) The City will work to facilitate construction of housing units established in its Resolution 753, which establishes that the City will attempt to meet its share of regional housing needs as determined by ABAG.
- c) Review ordinances and procedures to facilitate construction of affordable housing units by maintaining and enhancing the higher density areas as designated in the Land Use Element.

Significant Changes From the 1985 Housing Element

Housing need estimates for Monte Sereno by ABAG are more conservative than in the past. The 1988 figures have reduced the regional share of housing needs assigned to Monte Sereno. This presents a more equitable and achievable goals.

Monte Sereno has pursued several programs to achieve its assigned housing needs. Most notable is the creation of a second unit

ordinance which will be discussed in Section VII, Goals, Policies and Implementation. However, Monte Sereno maintains a basic dedication to maintaining a semi-rural character, protecting the environment, and mitigating natural hazards. These goals demand that no increase in zoning density is implemented.

Public Participation

This update of the Housing Element is modest and it is assumed that public opinion has not changed significantly since the 1985 adoption process. However, public participation is being invited at public hearings as a part of the current adoption process. Additionally, a small citizens committee is being formed to provide input into current public concerns.

POPULATION AND HOUSING PROFILE

COMMUNITY CHARACTERISTICS

Population Characteristics

The 1980 U.S. Census counted 3,434 persons in Monte Sereno. During the seventies, Monte Sereno's population increases 11.2 percent (345 persons), compared to County and regional growth of 21.6 percent and 13.6 percent. The City's population growth is expected to level off in the 1990's because of a trend toward smaller families and the lack of potential building sites.

Projections for population growth are made in ABAG's Projections 90. These projections are made for Monte Sereno's

entire Urban Services Area which included 767 persons outside of the City limits.

Projected Population Growth, 1980-2000

<u>Place</u>	<u>1980</u>	<u>1990</u>
Monte Sereno	4,201	4,300
Santa Clara	1,295,073	1,463,600
County		

<u>Place</u>	<u>% Change</u> <u>1980-1990</u>	<u>2000</u>
Monte Sereno	2.4%	4,250
Santa Clara	13.0%	1,614,550
County		

<u>Place</u>	<u>% Change</u> <u>1990-2000</u>	<u>% Change</u> <u>1980-1990</u>
Monte Sereno	-1.2%	2.4%
Santa Clara	10.3%	13.0%
County		

<u>Place</u>	<u>2000</u>	<u>% Change</u> <u>1990-2000</u>
Monte Sereno	4,250	-1.2%
Santa Clara	1,614,550	10.3%
County		

The 1980 Census found Monte Sereno's population to be mainly white 93.5 percent with 5.6 percent Asian, and 2.2 percent of Spanish origin. Monte Sereno's population is aging. The median age increased from 29.7 in 1970 to 35.4 in 1980. Interestingly, the percentage of residents age 65 or older declined from 9.4 percent in 1970 to 7.4 percent in 1980. Since 1970 there has been a significant decrease in the percentage of children under 15 from 30.1 percent in 1970 to 20.8 percent in 1980. Twenty year forecasts for the Bay Area show a continuing increase in the proportion of persons over 45 and a leveling off of children and teenagers.

As shown above, Monte Sereno's population is projected to remain fairly stable in the

future. However, ABAG projects that the number of households will increase from 1,423 in 1980 to 1,520 in 2000. This is an increase of 6.8 percent when population will show virtually no increase. The increase in households can be accounted for by a modest increase in housing units. The lack of population growth would suggest that the average household size is decreasing. This is supported by the decrease in children shown above. Household size will be discussed below under Housing Characteristics.

About 66 percent of City residents are married: 26 percent are single, never married. The remaining 8 percent include those separated, widowed and divorced. About 59 percent of the married couples have children under 18.

Employment of Monte Sereno residents is high. In 1980, 97.5 percent of the work force was employed. Of those reporting their place of work, 98 percent worked outside of Monte Sereno. Mean travel time to work was 23.6 minutes. Employed residents of Monte Sereno will increase from 1983 in 1980 to 2400 by 2000.

Monte Sereno residents are well educated. In 1980 the percentage of high school graduates among the residents was 92.7 percent. In 1980, 51.8 percent had four or more years of college.

The average Monte Sereno household is better off financially than the average of the County and Region. In Monte Sereno, 71 percent of the households have incomes above the moderate level of \$24,728 compared with 47 percent in the County and 40 percent in the Region. The moderate level (\$16,487 to \$24,728) includes 14

percent of the City households and 21 percent in both the County and Region.

The estimated mean household income in Monte Sereno in 1990 is \$94,700 and is expected to continue to increase. This is considerably higher than the mean household for Santa Clara County in 1990 which is \$54,000.

Housing Characteristics

Monte Sereno is predominantly a single-family community. In 1988, single-family units comprised 99 percent of 1,192 total housing units. Monte Sereno is also predominantly an owner-occupied community with 92 percent of housing units occupied by owners in 1980. The estimated median housing value in 1988 was \$427,394 (ABAG).

The City's housing stock is in good condition. In recent years there has been emphasis on repairing and remodeling older units. The housing is not particularly old. About 71 percent of the units were built since 1950; only 189 units were built before 1940.

The value of housing in Monte Sereno provides a great incentive to maintain the condition of housing units. It is estimated that only 27 units are substandard or in need of significant rehabilitation. This is only 2.3 percent of the housing stock and such units are often rehabilitated voluntarily after a sale of the property.

Only 9 housing units lack complete kitchens; all units have a full bathroom and 7 units are not on the public water system; 118 are on septic tank or cesspool. None of the units lack heating, although 61 lack central heating.

A common standard for overcrowding 1.01 or more persons per room. There were 5 overcrowded units in 1980. Since most housing units are large and the average household size is decreasing, it is not expected that overcrowding is a problem.

There were 24 units (2.1 percent of the housing stock for sale in 1980 and none (0 percent) for rent. A regional goal for vacant units is 4.5 percent, a factor that would relieve the scarcity and allow some consumer freedom in the marketplace.

The average household size in Monte Sereno decreased from 3.42 to 2.83 between 1970 and 1980. ABAG projections suggest that this trend will continue with an average household size of 2.74 in 1990 and 2.66 in 2000. The Santa Clara County average household size is also decreasing and is expected to be 2.65 in 2000.

The 1980 census revealed that 92 percent of all housing units were owner-occupied and it is assumed that the ration is the same in 1990. The lack of rental housing can limit the variety of housing options available.

Existing housing on the market in March 1990 ranged from \$460,000 for homes on 8,000 square foot lots to \$800,000 for a modest house on an acre lot. Large houses on large lots may range as high as \$2,000,000. There is not much rental housing available because of the value of selling property, but those homes rented generally range from \$1,300 to \$2,200 per month.

At such costs affordable housing is scarce to those households with a moderate or low income. For more discussion on affordability, see Chapter IV, page 14.

Special Households

Monte Sereno should be faced with a slightly increasing number of households. Generally, households will become smaller, with fewer children and more older people. As the population ages, there will be an increasing number of persons reaching the age where either their income, health, or both generate the need for assistance in obtaining appropriate shelter.

Another group with special housing need is the single, working mother. Usually she is the only wage-earner in the household and frequently has to pay for child care while working. In Monte Sereno there are 37 female householders with children under 18.

In 1980, 10.7 percent of Monte Sereno's population was of poverty status (family of 2 up to \$4,723 per year) and about 6 percent were in households with incomes below 125 percent of the poverty level. These lower income groups include some of the older residents of Monte Sereno. A family of 4 with an income below \$766 per month has difficulty finding shelter in a city where the median value of housing is \$211,925 and median rent is \$389 (1980 Census) Undoubtedly both incomes and rents have increased since 1980; and finding affordable housing in 1990 is becoming increasingly difficult for low income families.

Fifty of Monte Sereno's non-institutionalized population aged 16-64 have a work disability; 27 percent of the disabled are prevented from working. Of the 1,869 persons in the 15-64 age group, 22 have a public transportation disability. This is a term used in the U.S. Census to describe those who are unable to use normal public transportation facilities. Of the 201 persons over 65 years of age, 53 have such a

disability. Persons with a disability quite often need special housing facilities, and those unable to work may need financial assistance for housing.

About 7 percent (254 persons) of Monte Sereno's population was 65 years of age or older in 1980. There were no family householders over 65 that were below poverty level or between 100 percent and 124 percent of poverty level. These figures suggest that about 8 percent of the City's population age 65 and above may need assistance in achieving adequate housing. Since these are non-family individuals, some form of supervised housing may be appropriate.

Since Monte Sereno is in no reasonable proximity to any significant agricultural areas, there is no need to address special housing for farm workers.

The homeless population is the most difficult segment of the population to estimate. Because Monte Sereno is affluent and semi-rural there is not a significant number of homeless persons. No city employee or County Sheriff's deputy has ever reported any homeless persons in Monte Sereno.

Emergency Shelter

Emergency shelter will be provided to City residents in the following manner and is covered in the City's Emergency Plan:

- American Red Cross and Salvation Army in shelters established locally such as Daves Avenue School, Los Gatos High School.
- Other private housing available by owners of remaining homes (friends/neighbors).

- Churches and their charitable endeavors including the Latter Day Saints Church on Rose Avenue and First Baptist Church on Daves Avenue.
- Family support from outside the City or damaged area.

Housing at Risk

There are no units in Monte Sereno that are at risk as defined by SB 1282 enacted in 1989. This legislation requires identification of federally subsidized low-income housing units and housing units subject to local low-income use restrictions.

B. FORECAST

POPULATION AND HOUSING PROFILE

HOUSING NEEDS

State law requires that a housing element quantify the existing and projected housing needs of persons of all income levels, including the community's share of regional housing need. ABAG is responsible for preparing estimates of local and regional housing need, based on factors prescribed by State law (Section 65884 of Article 10.6). These factors are:

- Market demand for housing
- Employment opportunities
- Availability of suitable sites and public facilities
- Commuting patterns
- Housing type and tenure
- Housing needs of farmworkers

ABAG looks at regional and local vacancy rates and at housing values and rents as

indicators of market demand. Household projections are based on employment opportunities, availability of sites and commuting patterns. Type of housing is based upon 1970 and 1980 census data and updated regional projections.

Existing and Projected Housing Need

Existing housing need is found by calculating the number of units in excess of those available in 1988 that would achieve the vacancy rate goal of 4.5 percent. ABAG determined that Monte Sereno had an existing need of 17 units in 1988.

Projected housing need is based on the factors listed above and includes existing need. For the period 1988-1995, ABAG projects that Monte Sereno needs to add 60 units to meet its regional fair share. This is a much more modest and equitable projection than that for 1980-1990, which called for 137 additional units.

ABAG breaks down projected housing need by income category. This is based on local and regional income distribution. The following table shows the breakdown of projected housing need.

Projected Housing Need by Income Category

<u>Income Category</u>	<u>Projection for 1980-90</u>	<u>Projection for 1988-95</u>
Very Low	23	10
Low	16	7
Moderate	26	11
Above Moderate	72	32
TOTAL	137	60

The income categories are defined as a percentage of the median income for the region. Given these income categories, it can be determined what housing costs are

considered "affordable". Affordable housing is defined as housing that can be obtained for not more than 30 percent of monthly income.

Based on this definition, and assuming a median income for the region of \$50,000 (straight line projection), the following table shows what is considered affordable housing.

Affordable Housing Estimate, 1990

<u>Income Category</u>	<u>Limits of Income Categories</u>	<u>Max. Affordable Monthly Housing Payments</u>
Very Low	up to 50% of median	\$ 625
Low	51% to 80% of median	\$1,000
Moderate	81% to 120% of median	\$1,500
Above Moderate	more than 120% of median	\$1,500

The implication of this definition of affordability is discussed in Chapter IV, section 4, Affordability.

CONSTRAINTS TO THE DEVELOPMENT OF HOUSING

State law requires an analysis of potential and actual governmental and non-governmental constraints to the maintenance, improvement and development of housing for all income levels. The housing element must identify ways, if any, to reduce or overcome these constraints in order to meet the City's housing needs.

NON-GOVERNMENTAL CONSTRAINTS

Land and Construction Costs

The price of housing has risen at a much faster rate than household income. Contributing factors are the costs of land, materials, labor, financing, fees and associated development requirements, sales commissions and profits. Another factor is the increasing perception of housing as a commodity for speculation.

Rental construction has become increasingly costly for the same reasons as single family houses. Many developers prefer to use scarce land to build units for sale in order to realize an early profit.

In March, 1990, a one acre building site would commonly be priced at \$600,000. However, there is clearly a shortage of vacant sites. People are seeking parcels with small, older homes which could be replaced with large dwellings. Even small lots, 8,000 square feet, sell for around \$200,000.

The cost of construction, commission, etc. added to land costs, a newly built dwelling on an acre lot will approach \$1,000,000. Even a modest house on a small lot can cost over \$500,000.

Geotechnical Constraints

There is one earthquake fault in Monte Sereno (Shannon Fault) that requires special study for lands to be developed within its zone. In addition, the San Andreas fault is south of the City in the Sphere of Influence. It is estimated that about 75 percent of the land within the City has a high potential for earthquake-produced landslides.

The upper slopes of Monte Sereno and its Urban Service Area are known to be vulnerable to landsliding. Care must be taken to investigate each site and design proper precautions. This is a constraint that increases the cost of housing in these areas. Flooding is not a significant problem in Monte Sereno.

Fire Hazard

Another potential problem with sites in Monte Sereno south of Highway 9 is fire hazard. Sites in this area generally are served by narrow access roads and are removed from fire hydrants. These factors, combined with the summertime condition of low humidity and high fuel content motivated the Central Fire Protection District to designate the area as a Fire Hazard Area.

Affordability

The accepted definition of housing affordability based on household income was presented in Chapter III Housing Needs. Given these standards and making a conservative projection that average household income in \$50,000 for the County of Santa Clara in 1990, maximum affordable monthly housing payments are calculated for each income category.

As an example of affordability in Monte Sereno in 1990, consider a moderate income household. This household can spend up to \$1,650 per month on mortgage payments for an "affordable" house. Assuming a 20 percent down payment on a home financed for 30 years at 10 percent, \$1,650 would support a mortgage of about \$230,000. This same household could spend up to \$1,500 per month on rental payments for an "affordable" unit. Assuming a very general

standard that a dwelling unit is rented at 1 percent of its value, \$1,500 could rent a unit valued at \$150,000. Although this is a simplistic analysis which considers only income and not assets, it suggests that very low, low, and moderate income households generally can not afford to live in Monte Sereno.

GOVERNMENTAL CONSTRAINTS

Land Use Regulations

A primary objective of Monte Sereno's 1957 incorporation was the continued control of the semi-rural pattern of development initiated by Santa Clara County about 15 years earlier.

The City has three zoning districts: minimum lot sizes of one acre (R-1-44); 20,000 square feet (R-1-20); and 8,000 square feet (R-1-8). There are no commercial or industrial zoning districts within the City.

Most of the City is in the R-1-44 zone. Because this zone requires a low density and because it allows no multi-family housing it is clearly a constraint to the development of affordable housing. However, there is little vacant land available and "up-zoning" would have no great immediate effect. Up-zoning would have a much greater effect on lots that are already built on. This is discussed in the section of removing governmental constraints on page 18. Each of the zoning districts permits the renting of rooms or secondary units to not more than two persons per unit.

The City does not have zoning regulations designed to facilitate housing for elderly which would require smaller units, less

parking and correspondingly higher densities than conventional apartments.

Monte Sereno has not adopted regulations regarding the placement of factory built housing on foundations on residential lots. Although the City does not prevent this use, there has been no interest expressed and it is not likely that owners of expensive lots would want anything other than custom housing.

Building Code

Monte Sereno uses the latest edition of the Uniform Building Code (UBC) which sets minimum standards for residential and all other structures. The standards may add material and labor costs but are felt to be necessary minimums for the safety of those occupying the structures. Modification of the code in order to reduce the cost of housing is not appropriate.

Monte Sereno enforces energy conservation standards enacted by the State. The standards may increase initial construction costs but over time will result in reduced energy costs.

Environmental Requirements

Environmental protection requirements may add time to the development process and additional cost for large projects, where it is necessary to evaluate the effects of the project and mitigate effects which are adverse. Monte Sereno follows the procedures set forth in the California Environmental Quality Act (CEQA) and Guidelines. Fees charged for CEQA processing barely cover costs involved.

Sites on the upper slopes of Monte Sereno and its Urban Service Area that may be

available for housing would be more expensive to develop due to known geotechnical problems, access limitations and being in a fire hazard area.

Dedication and Fees

Local fees add to the cost of development; however, particularly after Proposition 13, Cities are concerned with the need to recover processing costs. Monte Sereno's fees that may relate to housing are \$300 for a Use Permit or Variance, \$600 for rezoning or general plan amendment. These fees are token amounts that do not cover processing.

Subdivision fees also are reasonable, in the range of \$350 to \$600. There is no fee for park and recreation development. Construction tax and storm drain fees add an additional \$700 to \$1400 per dwelling. Grading permit fees are about \$50 to \$200. Generally, Monte Sereno's fees are lower than surrounding cities.

Fees for building inspection are related to the value of the improvements being constructed. The fee for \$100,000 of improvements would be about \$700; for \$200,000 the fee would be about \$1100. These are standard building fees which are taken from the Uniform Building Code.

Processing Time

Monte Sereno's City Council also is the Planning Commission. This dual role avoids the two-tiered hearing process for planning applications common in California Cities. The City Administrator serves as city planner which enables unique coordination of application processing. The typical processing time for a new single-family house is three weeks. The typical

processing time for a minor subdivision is two months. These review periods are in-line with surrounding cities.

School Capacity

Monte Sereno's one school, Daves Avenue School, is in the Los Gatos Unified School District. The school has experienced slight growth in recent years but is not at capacity. Overall, the District is in fairly stable position with some growth in the lower grades and some decline in the higher grades.

Portions of the City are served by the Los Gatos-Saratoga High School District and the Campbell High School District; and by elementary districts in Los Gatos, Campbell, and Saratoga. All of the districts have experienced declining enrollments and have capacity for more students. School capacity is not a constraint to the development of housing in Monte Sereno.

Growth Limitation

According to State Law, a local growth limitation ordinance may have an impact on the supply of residential units in surrounding jurisdictions as well as the one with the limitation. Such an ordinance must be supported by findings that increased population would provide a substantial threat to public safety. Monte Sereno's policies do not include growth limitation. The basic limitation to the development of affordable housing is the shortage of land and its high value.

Service and Capacity Constraints

By the end of the century, Monte Sereno is expected to experience a 7 percent increase in housing units and no increase in local

employment. This increase is barely within the capacity of the local infrastructure and service capability. City operations are conducted from a 600 square foot City Hall staffed by three persons responsible for administration, planning, building inspection and engineering. Sewer, water, fire and police, and recreation are provided by contract of special district.

Required Improvements

Improvement requirements are minimal in Monte Sereno because it is a built-out, semi-rural community. All utility extensions are required to be underground from curb to house. Street improvements are required only as necessary and sidewalks are not required in Monte Sereno.

Financing

Interest rates can have a crucial effect on the ability of persons to purchase housing in the expensive Monte Sereno market. Interest rates in Monte Sereno do not differ significantly from surrounding areas. Also, loans for the purchase or improvement of housing have been evenly distributed among all areas of the city revealing that there is no discrimination. The relative affluence of Monte Sereno ensures that there is an abundance of financing available.

REMOVING GOVERNMENTAL CONSTRAINTS

As discussed in the Housing Constraint section, Monte Sereno has few constraints to the development of housing that are capable of being removed by the City. However, there are actions that may be considered by the City Council to facilitate the development of lower cost housing in order to encourage the type of housing most

needed: rental units and units that are affordable for very low and low income households.

The following is a discussion of programs that could deal with constraints to affordable housing. They are presented with a description of the program and how it would help in increasing affordability. Drawbacks and limitations to the programs that could preclude their use are also presented.

Increasing Density

An obvious way to reduce land cost is to increase the number of units permitted on the land. One consequence of a density increase would be an immediate windfall to the owner in view of the strong demand for building sites for custom homes. This problem could be mitigated by some sort of contractual arrangement which would limit the original and subsequent lot price. Monte Sereno does not have staff to administer and monitor such a program.

An even greater impediment to increased density is the desire of Monte Sereno residents to retain the semi-rural environment in which they have invested. The existing low density character of the community has prevailed for almost one half a century, and was a prime motive in incorporation.

California law gives voters the right to control local policies through the use of initiative recall and referendum. A move to increase density would most likely be overturned by Monte Sereno voters.

Inclusionary Zoning

With Inclusionary zoning, a City may require that a percentage of new housing

units be affordable to low and/or moderate income households. Inclusionary zoning usually is applied to multi-family projects. The regulation also could be designed to produce rental units by requiring that new housing projects include a certain percentage of rental units; or a density bonus could be given to rental projects. However, Monte Sereno's available sites are too small and its housing units are single family, custom homes which is not the type of development suitable for Inclusionary zoning.

Density Bonus

A density bonus would allow more units to be constructed on a site than otherwise would be allowed by the zoning, provided that a percentage of the units were affordable to low and/or moderate income households. By law, a local government must grant a density bonus or other development incentive of equivalent economic value to developers who agree to allocate at least 25 percent of their units for low and moderate income households, or at least 10 percent for low income households. A density bonus would permit up to 25 percent more units and only pertains to projections of 5 or more units. As in the case of Inclusionary zoning, the density bonus program is not suitable for the custom type of development in Monte Sereno where only one unit at a time is constructed.

The City has in its zoning ordinance provisions for cluster development in the R-1-8 districts. This provision would provide higher density by allowing the development of duplex dwellings on lots as small as 8,000 square feet. The City has received no applications for this type of residential development.

Secondary Units

Monte Sereno's household size is projected to continue to decrease and the elderly population is expected to increase as a percentage of the total. This points out the growing need for smaller, more affordable housing units. Small units which are less expensive to construct, heat and maintain are more affordable.

In order to address this need, a Secondary Dwelling Unit Ordinance was passed in January of 1986. It aimed to encourage existing guest houses or pool rooms to be upgraded and also to encourage the development of new second units. The following restrictions apply to second units:

- a) A secondary unit is permitted on any lot of at least 8,000 square feet.
- b) The Zoning Administrator must issue a use permit for secondary units. A denial may be appealed to the City Council at a noticed public hearing.
- c) Secondary units shall not exceed 900 square feet.
- d) The secondary units shall not contain more than two bedrooms and one bathroom.
- e) Secondary units shall comply with all structural and impervious coverage limits, as well as setback requirements.
- f) Secondary units shall be built up to standards in all current uniform building codes.
- g) Secondary units may be either attached to or detached from the main dwelling.
- h) If detached, the secondary unit shall be at least 6 feet from any structure and not greater than 1 story.
- i) If attached, the secondary unit must have an exterior entry which is not on the same side of the structure as the entry to the primary unit.

- j) The secondary unit may not be occupied by more than 2 persons at a time.
- k) Either the primary or secondary unit must be the principle residence of a legal owner of the property. The other unit may be rented.
- l) There must be at least one covered and one uncovered parking space provided for each secondary unit.
- m) The lot or parcel must be served by sewers.

Renting of Rooms

Monte Sereno allows up to two roomers/boarders in any zoning district. This practice helps meet the housing needs of low and moderate income persons who cannot afford or prefer not to maintain their own residence. The City should continue to permit this use.

LANDS SUITABLE FOR RESIDENTIAL DEVELOPMENT

One of the primary features for the housing element is the identification of lands suitable for residential development. This identification should include review of vacant sites and sites that potentially could be reused for a different or more intense residential use. Also to be reviewed are the relationships of the sites to zoning, public facilities and services. State law requires that local governments zone sufficient vacant land for residential use at standards and densities appropriate to meet housing needs of all economic segments, as identified in the general plan.

Monte Sereno is 93 percent built out and has a simple, well-established land use pattern, so the remaining development potential is very clear. The following is an explanation of development potential.

Existing but Unbuilt Lots:

<u>Zoning Area</u>	<u>Lots</u>
R-1-8 (8,000 sq. ft. min. lot size)	3
R-1-20 (21,780 sq. ft. min. lot sizes)	1
R-1-44 (1 acre min. lot sizes)	21
TOTAL	25

Currently there are 1184 housing units in Monte Sereno. With 25 existing and Unbuilt lots and 65 potential lots through subdivision, the number of potential units is 90. Therefore, the total holding capacity in Monte Sereno is 1,274 given the current zoning.

It should be noted that almost all of the lots currently available for building and/or subdivision are marginal sites. Most of the "ideal" sites have been built and those that remain may have special considerations, including slope, soils, fire danger and access. Therefore, the capacity to increase the zoning density on these parcels is not great and could cause problems.

ENERGY CONSERVATION

Energy costs are an increasingly significant portion of housing costs. The consumer price of natural gas is expected to double by the year 2000. This and other helpful information is published by the California Energy Commission in their "Local Energy Planning Handbook" (1981). Electric costs are expected to increase about 50 percent during the same period. Space and water heating are the principal energy needs of residents, making up 36 percent and 18 percent respectively of electric and gas consumption. Lighting, refrigeration, cooling, air conditioning and pool heating are the remaining uses.

In Monte Sereno, nearly all of the homes use natural gas for space and water heating. The census reports that electricity heats 5.5 percent of the homes.

Infiltration of outside air through window, doors, ceilings and walls can cause up to a doubling of heating costs. Weatherization of homes, including caulking, weather-stripping of windows and doors, insulating walls and ceilings and lowering the thermostat can reduce energy consumption up to 75 percent per year. Water heating costs can be reduced about 35 percent by insulating the water heater and lowering the thermostat from 140°F to 120°F.

An effective energy conservation system should assure that capital and carrying costs of the energy saving techniques and devices do not exceed energy savings, thus making a house less affordable. There are several cost-effective residential energy saving programs. These programs include:

1. State and federal tax credits which permit the cost of energy conservation and some solar installations to be deducted from the homeowner's tax liability.
2. The Residential Conservation Service (RCS) program that requires major utilities to provide free energy audits for residential buildings and to assist with arranging for installation and financing of conservation measures.
3. Utility financing programs that provide low or no interest loans for homeowners who install conservation and solar equipment and offer rebates for the installation of solar collectors.
4. State residential building standards that establish energy performance criteria for new residential buildings (Title 24 of the

California Administrative Code, effective July, 1982).

5. State and federal appliance standards that require manufacturers to produce and sell energy consuming appliances according to specified performance criteria.

By encouraging more energy efficiency in Monte Sereno, the City government can benefit residents. A portion of energy payments that go to producers, processors and distributors of oil and gas can be reallocated to local firms that provide conservation services and materials.

New residential construction must abide by the new Title 24 energy conservation standards. The City's zoning and subdivision ordinances could be amended to encourage solar energy systems and other natural heating and cooling opportunities. These and other conservation ideas are discussed in detail in the "Local Energy Planning Handbook."

Energy Conservation should be a priority in the conservation of existing housing as well as in new development. Weatherization of older housing can reduce costs for heating and cooling. Pacific Gas and Electric Company offers zero and low interest loan programs to insulate homes and to install other energy conservation measures. The City can help residents become aware of this program and can adopt guidelines for new development. The following energy conservation measures are recommended for consideration:

1. Participation in the Residential Conservation Service (RCS) program.
2. Adopting a solar access ordinance, under the Solar Rights Act and Solar Shade Control Act, to protect the opportunities

of existing and prospective solar energy system owners by requiring the dedication of solar access easements.

3. Establishing a program of public education to provide information on energy conservation and related issues.

ANALYSIS OF PREVIOUS PROGRAMS AND PROJECTED NEEDS

Evaluation of 1985 Housing Element

Monte Sereno's 1985 Housing Element addressed a very similar housing situation as exists today. The regional share of housing was 137 units for the period 1980-1990. The following figure shows the housing supplied by income category for that period.

Housing Supplied, 1980-1990

<u>Income Categories</u>	<u>Regional Share of Housing Needs</u>
Very Low	23
Low	16
Moderate	26
Above Moderate	72
TOTAL	137

<u>Income Categories</u>	<u>New SFD Units</u>	<u>2nd Units</u>	<u>Unmet Need</u>
Very Low	0	20	3
Low	0	0	16
Moderate	5	0	21
Above Moderate	67	0	5
TOTAL	72	20	45

Because of soaring costs in the housing market, new units built in Monte Sereno are very expensive. It is estimated that only a few homes that have been built since 1980

would be affordable to those with a moderate incomes.

An Ordinance allowing second dwelling units was enacted in January 1987. Since that time, 13 existing accessory structures have been upgraded to include kitchen facilities and 7 new second dwelling units have been built. All of these units are considered affordable to those of very low income because they are generally being used by in-laws or adult children at no cost.

There remained a housing need of 45 units that was not met by housing programs for the 1980-1990 period.

Projected Housing Units, 1988-1995

New single family dwelling units and new second units can be expected to be created at similar rates as in the past. Given this assumption, yearly projections can be added to units created from 1988-1990 to estimate units to be supplied for the 1988-1995 period. Comparing this to the regional share of housing needs for the same period will show if needs can be expected to be met through existing programs.

Projected Housing to be Supplied, 1988-1995

<u>Income Categories</u>	<u>Regional Share of Housing Needs</u>
Very Low	10
Low	7
Moderate	11
Above Moderate	32
TOTAL	60

<u>Income</u> <u>Categories</u>	<u>New SFD</u> <u>Units</u>	<u>2nd</u> <u>Units</u>	<u>Unmet</u> <u>Need</u>
Very Low	0	30	0
Low	0	0	7
Moderate	4	0	7
Above	52	0	0
Moderate			
TOTAL	56	30	14

New single family dwelling units that are being built in Monte Sereno are well beyond affordable for those with moderate or low income. The second units in the City have generally been used by young adults or the elderly. These are two groups who can be most affected by a lack of affordable housing. Therefore, the second unit ordinance can be seen a very effective at meeting housing needs.

There have been 14 second units built from 1988-1990. There remains about 5 accessory units that can be upgraded to include kitchen facilities. It is expected that the construction of new second units will continue at its current pace and there will be 11 built from 1990-1995. Therefore, it is projected that 30 second units will be built or upgraded from 1988-1995.

The existing housing programs, which are reliant on private property owners constructing and maintaining housing units, are expected to fall 14 units short of meeting housing needs in two income categories. To attain this goal, other programs should be considered, such as rehabilitation which is listed in the following goals chapter.

In 1989, the City approved the inclusion of its population with that of Santa Clara County for receiving State Community Development Block Grant funds. These funds are used to provide additional

affordable housing in the area. Monte Sereno's allocation can be used more efficiently when included with that of the County. It is projected that the seven low income units will be provided under this program by 1995.

Monte Sereno has long been dedicated to maintaining a semi-rural character and to protecting the natural environment. Most of the vacant housing sites that remain are marginal due to slope, soils, lack of access, etc.. Seeking to increase density or attain maximum buildout may challenge the City's dedication to character and the environment. This should be weighted when considering housing programs.

GOALS, POLICIES AND IMPLEMENTATION

The housing element must include an action program defining what the City intends to do to implement the policies and achieve the goals and objectives of the element. State law requires a five year schedule of actions which:

1. Identifies adequate which will be made available through appropriate zoning and development standards, and with public services and facilities needed to facilitate and encourage the development of a variety of types of housing for all income levels, including rental housing and factory built housing, in order to meet the community's housing goals.
2. Assists in the development of adequate housing to meet the needs of low and moderate income households.
3. Addresses and, where appropriate and legally possible, removes governmental constraints to the maintenance, improvement and development of housing.

-
4. Conserves and improves the condition of the existing affordable housing stock.
 5. Promotes housing opportunities for all persons regardless of race, religion, sex marital status, ancestry, national origin or color.
-

Following is a set of goals, policies and action programs for the Monte Sereno Housing Element. The action program is broken down into objectives, implementation, funding source time frame and responsibility.

C. GOALS & POLICIES

GOALS: HOUSING

- | | |
|--------|---|
| Goal 1 | Conserve and improve existing housing. |
| Goal 2 | Provide housing to meet the City's projected housing need. |
| Goal 3 | Reduce residential energy use to conserve energy and help reduce housing costs. |
| Goal 4 | Safe, sanitary and affordable dwelling for every resident without regard to age, race, sex, marital status, ethnic background or other arbitrary factors. |
-

POLICIES/OBJECTIVES: HOUSING

- | | | Implementation Measures |
|------|--|--|
| 1.01 | Protect the character of existing residential neighborhoods.

Objective: Stable, safe and attractive neighborhoods. | <ul style="list-style-type: none"> • Slope Density Formula • Grading Ordinance • Zoning Ordinance • CEQA • Development Review |
| 1.02 | Promote maintenance and rehabilitation of structures in poor condition.

Objective: Maintain existing affordable housing: upgrade 2 units per year. | <ul style="list-style-type: none"> • Development Review • Uniform Building Code |
| 1.03 | Upgrade units lacking adequate kitchen facilities.

Objective: Improvement of 9 units to current health and safety standards (average 2 units per year). | <ul style="list-style-type: none"> • Uniform Building Code |
| 2.01 | Try to achieve a balance of housing tenure (owner/renter) and affordability to all income levels. | <ul style="list-style-type: none"> • Zoning Ordinance |
-

	Objective: Make necessary zoning text changes to facilitate development of units to meet Monte Sereno's share of regional housing needs.	
3.01	Promote the use of energy conservation in residential construction.	• Title 24 • Uniform Building Code
	Objective: Incorporate energy conservation in all new residential construction.	
3.02	Encourage energy conservation measures in rehabilitation projects.	• Title 24 • Uniform Building Code
	Objective: Community awareness of conservation benefits.	
4.01	Promote equal housing opportunities for all Monte Sereno residents.	• Newsletter • Zoning Ordinance
	Objective: Public awareness of anti-discrimination laws and policies.	

D. IMPLEMENTATION STRATEGY

Policy 1.01	Maintain existing residential densities and enforce zoning and subdivision standards that will assure that new development is consistent with the City's established character.
Implementation:	
	Through assessment district procedures, offer to assist with the upgrading and maintenance of public facilities such as streets, water and drainage. Periodically, review is needed for improvements and local interest in making improvements.
Funding Source:	Property owners.
Time Frame:	Ongoing
Responsibility:	City Council, City Administrator.
Policy 1.02	Within current staffing limits, establish a program of recording structures that appear to be declining in condition, offer inspection services, advertise and promote programs that will assist in funding needed work.
Implementation:	
Funding Source:	City funds, State and County HCD programs.
Time Frame:	Ongoing
Responsibility:	City Administrator, Building Inspector.
Policy 1.03	Identify substandard units and encourage property owners to

Implementation:	make necessary improvements.
Funding Source:	Property Owners, State and County programs.
Time Frame:	Ongoing
Responsibility:	City Administrator, Building Inspector.
Policy 2.01	
Implementation:	a) Continue to permit renting of rooms as an allowed use in all zoning districts. b) Continue to permit accessory living units in all zoning districts c) Continue to allow Santa Clara County to include Monte Sereno's population in application for Community Development Block Grant funds to be used at the County's discretion.
Funding Source:	Property Owners, Application Fees.
Time Frame:	1990-1995
Responsibility:	City, Council, City Administrator
Policy 3.01	
Implementation:	Apply Title 24 energy conservation requirements.
Funding Source:	Application Fees.
Time Frame:	Ongoing
Responsibility:	City Administrator, Building Inspector.
Policy 3.02:	
Implementation	Publicize energy conservation programs and weatherization services that are available to provide subsidized or at cost inspection and correction action.
Funding Source:	PG&E, and State and Federal grants.
Time Frame:	Ongoing
Responsibility:	City Administrator, Building Inspector.
Policy 4.01	
Implementation:	Through information handouts, inform the public of equal housing laws and of recourse available in case of violation.
Funding Source:	City funds, literature from other public agencies.
Time Frame:	Ongoing
Responsibility:	City Administrator.

Factor	Year						Source
	1990	1995	Probable 2015	Complete Buildout 2015	Change Current/ Probable 1995-2015	Percentage Change 1995-2015	
Population Total (City)	3,287	3,305	3,565	4,848	260	7.87%	2
(unincorporated)	534	595	285	861	-310	-52.10%	
Total (SOI)	3,821	3,900	3,850	5,709	-50	-1.28%	1
# of Lots Total (City)		1,219	1,242	1,260	23	1.89%	2
Undeveloped		7	4	0	-3	-42.86%	
Subdiviable		34	14	0	-20	-58.82%	
Total (SOI)		1,310	1,334	1,442	24	1.81%	3
Undeveloped		69	56	0	-13	-18.84%	
Subdiviable		63	51	0	-12	-19.05%	
Dwelling Units Total (City)							
Primary		1,212	1,235	1,260	23	1.90%	1
Secondary		44	64	1,152	20	45.45%	
Total		1,256	1,299	2,412	43	3.42%	
Total (SOI)							
Primary	1,336	1,350	1,390	1,442	40	2.96%	
Secondary		52	57	1,442	5	9.62%	
Total		1,402	1,447	2,884	45	3.21%	

Figure 2 Population and Growth Projections

Factor	Year						Source
	1990	1995	Probable 2015	Complete Buildout 2015	Change Current/ Probable 1995-2015	Percentage Change 1995-2015	
Households Total (City)							2
Total		1,215	1,340	1,340	125	10.31%	
Persons/House		2.72	2.66	2.66	-0.06	-2.21%	
Total (SOI)							1
Total	1,336	1,402	1,427	2,884	25	1.78%	
Persons/House	2.76	2.78	2.66	2.66	-0.12	-4.32%	

Sources:

- 1 Projections by City Staff (1996)
- 2 Projections 96', Association of Bay Area Government, (1995).
- 3 Projections by combining information from Projection 96' and City Information

CH. 5 LAND USE

A. SETTING

Monte Sereno encompasses an estimated 1.56 square mile area dominated by suburban and rural residential development. Commercial development is located almost exclusively in the surrounding areas. Monte Sereno is currently developed to more than 90 percent capacity.

Projections developed by the Association of Bay Area Governments (ABAG) used in conjunction with land use analysis conducted by City staff indicates that Monte Sereno and its Sphere of Influence currently (1996) has a population of approximately 3,900 and a probable buildout capacity for the City and sphere of influence of approximately 3,800 residents, a decrease of 1.28%, by the year 2015. It is physically possible but highly unlikely that the population could rise to 7,700 by the year 2015.

PLANNING AREAS

Monte Sereno has been divided into eight planning areas, distinguished by their location and unique characteristics, such as ambiance, physical description, type of roadways and vegetation. The neighborhoods were used as a basis for planing analysis and policy formulation.

Descriptions of the eight planning areas may be found in Appendix A. Each is intended to characterize the area, not establish land use policies. Subsequent Community Development Goals and Policies and the associated Implementation Measures express the land use policies that may affect the planning areas.

B. FORECAST

The only viable land use option for the future is maintenance and enhancement of the existing land use designations.

C. GOALS & POLICIES

GOALS: LAND USE

- | | |
|--------|---|
| Goal 5 | A coordinated approach to land use decisions that includes a regional perspective and maintains the rural atmosphere, character, and quality of life within the City. |
| Goal 6 | Land uses integrated visually and functionally without compromising open space requirements. |

Goal 6	Land uses integrated visually and functionally without compromising open space requirements.
Goal 7	Preservation of the natural topography and integrity of the natural systems within the city.
Goal 8	High level of neighborhood character and pride.
Goal 9	Well planned appropriate growth.

POLICIES:LAND USE

Implementation Measures

5.01	New development shall not be permitted in areas where adequate infrastructure does not exist or may not be built without threatening the environment or creating geological hazards which can not be mitigated.	• Slope Density Formula • Grading Ordinance • CEQA • Development Review
5.02	The cumulative affects of development shall be considered throughout the planning process.	• CEQA • Development Review
5.03	Monte Sereno should investigate annexing areas within the sphere of influence that would be logically served and planned by the City; issues and impacts shall be studied prior to annexation.	• Sphere of Influence and Urban Service Area Study. • Interagency Coordination • Public Participation
5.04	Fiscal impacts of development shall be evaluated as part of the land use process to assure that new development does not reduce standards or increase the burden upon existing residents of the City.	• Development Review
5.05	The City shall encourage parks and recreation departments and open space agencies to make public acquisition of key hillside lands.	• Hillside Preservation Strategy
5.06	Monte Sereno shall protect neighborhoods from the intrusion of incompatible land uses and disruptive traffic to the extent reasonably possible.	• Zoning Ordinances • Circulation Map
6.01	The City shall encourage privately owned and maintained open space areas of unusual	• Land Use Map • Development Review

	environmental significance	• CEQA
6.02	Land use decisions should be guided by the Comprehensive Goal of development harmoniously balanced with the physical setting i.e., natural resources protected, hazardous areas undeveloped, and critical open spaces preserved.	• Land Use Map • Zoning Ordinances
6.03	Areas subject to potential natural dangers such as earthquakes, land slides, and floods may be designated as private open space.	• Land Use Map • Joint Hillside Preservation Strategy
7.1	Monte Sereno shall take an active role in coordinating land use decisions with federal, state, and regional agencies, Santa Clara County, special districts and surrounding cities on issues including but not limited to: flood control, air quality and transportation, water supply, sewage treatment, solid waste disposal and recycling, hazardous waste management, and resource protection.	• Development Review • Public Participation • Interagency and Interjurisdictional Coordination
7.2	Monte Sereno shall remain primarily a residential community which merges naturally with surrounding land uses through the gradual change of densities, and the preservation of the natural topography.	• Land Use Map • Zoning Ordinances • Development Review • Grading Ordinance
7.3	Clustering of building sites shall be permitted where it serves the city's goals; clustering should provide protection for environmentally sensitive areas, avoid hazards, or create shared uses such as neighborhood recreation areas. However, in no case shall the number of lots allowed be greater than that permitted for a conventional subdivision.	• Land Use Map • Zoning Ordinances • Development Review • CEQA
7.4	Development shall be restricted where environmental or scenic sensitivity is recognized or hazards are significant.	• CEQA
7.5	Monte Sereno shall work with surrounding communities and agencies to insure protection of hillside areas.	• Hillside Preservation Ordinance • Zoning Ordinance
7.6	Areas designated as conservation zones shall have minimal environmental disturbance.	• CEQA • Land use Map

		Guidelines
8.2	New development should complement and enhance existing neighborhood character.	• Development Review • Land Use Map
9.1	The City shall annex areas within its sphere of influence only when the area: 1. may be logically served and planned; 2. is contiguous with City boundaries; 3. benefits the City and its residents from a fiscal standpoint; 4. is consistent with State law and Santa Clara County Local Agency Formation Commission (LAFCO) standards and criteria; 5. or ensures the preservation of open space and agricultural lands; and 6. is consistent with the General Plan.	• Planning Area Study • Public Participation • Intergovernmental coordination

D. LAND USE MAP DESIGNATIONS

The Land Use Map is a graphic expression of General Plan Goals and Policies, including those related to Planning and Development as well as other policy areas.

Figure 5 presents the Land Use Map. The Land Use Map indicates three basic land use types: residential, public, and open space. Descriptions of the specific Land Use Designations in each of these land use types are provided below. These descriptions indicate the range or permitted densities, the consistent zoning districts, and a narrative addressing general characteristics, special restrictions designed to avoid inappropriate or conflicting uses, and the extent of needed public facilities and services. As a residential community Monte Sereno does not include the variety of land uses that are typically found in most cities. Monte Sereno has never had or felt the need for a commercial, industrial, or institutional center.

RESIDENTIAL AREAS

In keeping with the general residential character of Monte Sereno, the preservation and enhancement of existing single family residential areas is of paramount importance. New residential areas should be compatible with and complement the existing pattern of residential neighborhoods.

Residential areas identified by dwelling unit densities range from lower to higher density residential, and Agricultural/Conservation. For any individual parcel of land, density shall be determined excluding land which is undevelopable due to geologic, topographic, and natural factors. Each density designation provides for variations in land use density and intensity. However, overall densities shall not exceed the density ranges authorized by the plan.

SINGLE FAMILY RESIDENTIAL

Over 98 percent of Monte Sereno is zoned for single family residential use. There are three single family residential designations

shown on the Land Use Map, with a fourth designation for Agricultural/Conservation. The four designations provide for a range of densities and are described below.

1. LOWER DENSITY RESIDENTIAL

(0-1 du/acre) is the city's lowest residential density with approximately 75 percent of the city having been given this designation. Low density residential areas are primarily those with steeper slopes and are generally located in the southerly and westerly portion of the City.

2. MEDIUM DENSITY RESIDENTIAL

(1-2 du/acre) provides a transition between the City's low and high density areas. Only 3 percent of the City has been designated medium density residential. The majority of land with this designation is located on the north side of Daves Avenue.

3. HIGHER DENSITY RESIDENTIAL

(3-5) du/acre) has been designated on Monte Sereno's eastern border adjacent to the higher density neighborhoods and commercial areas of Los Gatos. Land within this general plan designation tends to be flatter than the rest of Monte Sereno and comprises 16 percent of the total City area.

4. AGRICULTURAL/CONSERVATION

As the City's open space designation it includes the common areas of Loma Serena and Tract 5970 (George Day) subdivision. Approximately 69 acres are included in this designation.

INSTITUTIONAL USES

The General Plan designates three institutional uses:

1. Community Center designations include the City Offices, Post Office and Red Cross Station.
2. The School designation includes only one - Daves Avenue School.
3. There is one location with a Church designation: The First Baptist Church of Los Gatos on Daves Ave.

E. IMPLEMENTATION STRATEGY

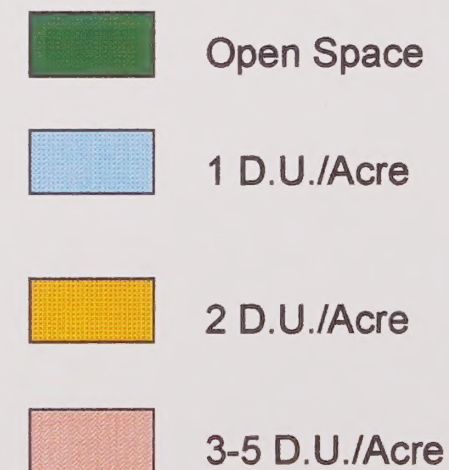
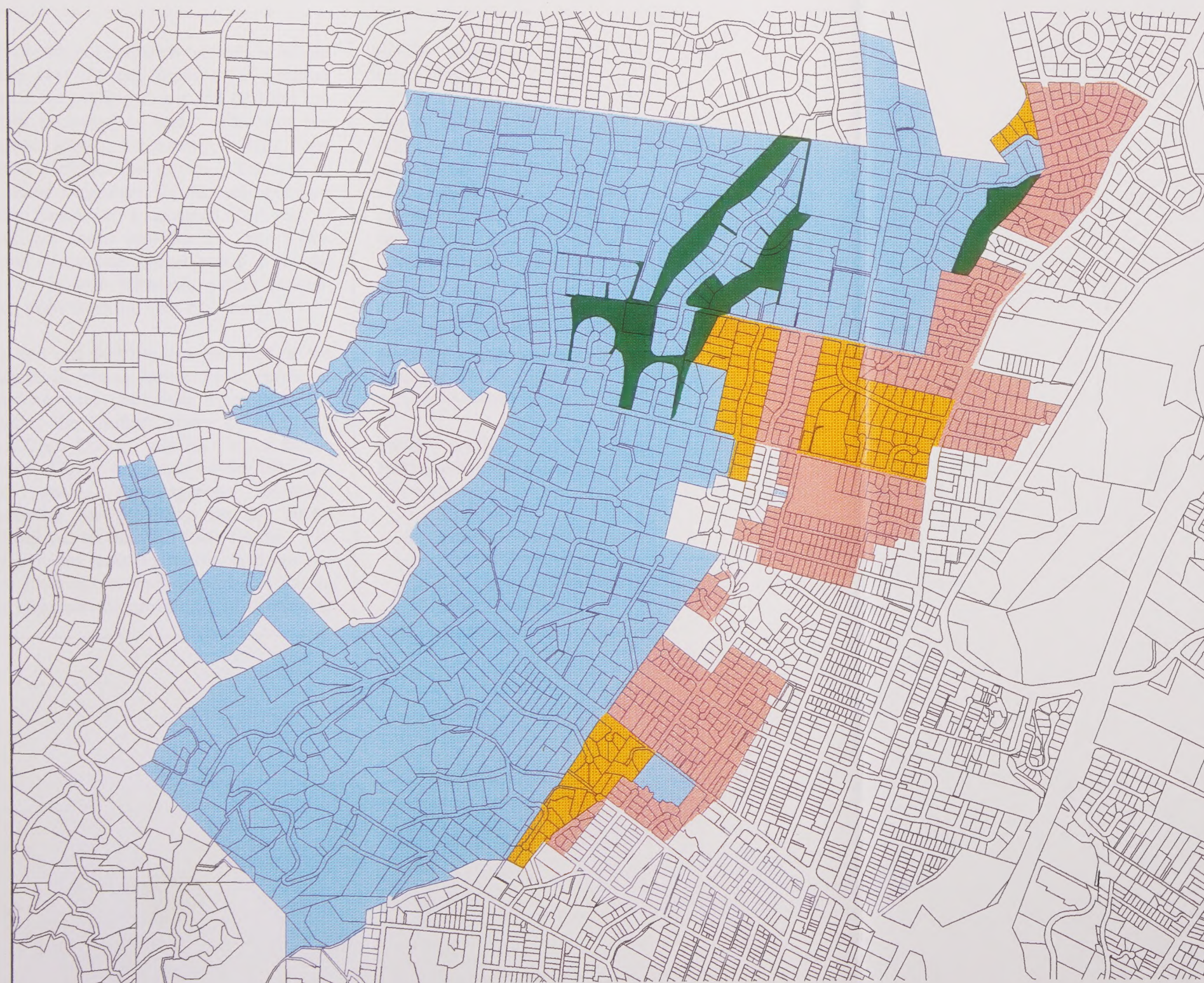
The Land Use goals and strategies may require examination and revision to existing ordinances. These ordinances and other implementation measures of primary importance include:

- Slope Density & Grading Ordinance (existing)
- Interagency and Interjurisdictional Coordination (existing, but should be continued to be monitored and developed)
- Hillside Preservation Ordinance (existing)
- Zoning Ordinances (existing, but may need a moderate amount of revision)

City of Monte Sereno

Figure 3

Land Use Map



Scale
1:1162



CH. 6 PUBLIC SERVICES

With the slight population increase in Monte Sereno over the last decade, the potential demand for public services and facilities has slightly increased as well. The need for adequate school, recreation, cultural, and meeting facilities has grown. Yet, one of the stated objectives for the incorporation Monte Sereno as a separate City was to retain the lowest possible tax rate. One method of meeting this objective is for the City to provide minimum public services which draw from the City's tax base.

Facilities and services are provided to the residents of Monte Sereno by a variety of public agencies, including regional special districts, the Unified School District, and Santa Clara County, and the City of Monte Sereno. Figure 4 (located on the following page) shows the agencies currently responsible for providing specific public facilities and services in Monte Sereno. The City provides basic legislative, land use and fiscal functions as well as acting as liaison with other service providers and overseeing

private franchise holders and public contractors.

Monte Sereno recognizes that community spirit and pride are best fostered when government agencies, nonprofit organizations, and private businesses work together on behalf of the entire community. Government agencies, especially those as small as Monte Sereno, cannot meet all the service needs of a community. Local churches, private schools and day care facilities, fraternal organizations, and nonprofit organizations are and will continue to be important providers of services in Monte Sereno.

Public facility Goals, Policies, and Implementation Measures are divided into five sections:

1. Circulation,
 2. Utilities & Infrastructure,
 3. Parks & Recreation,
 4. Civic and Community Facilities, and
 5. Other Resources.
-

Figure 4 Providers of Public Services

Building Inspection	City of Monte Sereno Santa Clara County Fire
Cable Television	TCI
Electricity	Pacific Gas & Electric
Natural Gas	Pacific Gas & Electric
Fire Services	Santa Clara County Fire
Flood Control & Drainage	City of Monte Sereno & Santa Clara County
Hospitals	Columbia Good Samaritan & Community Hospital of Los Gatos
Library	Santa Clara County System (Saratoga Library)
Parks and Leisure	Los Gatos, Saratoga, Santa Clara County
Planning & Zoning Administration	City of Monte Sereno
Police Protection	Los Gatos-Monte Sereno Police Dept.
School Districts	Los Gatos Elementary, Los Gatos High School, Saratoga Union, Saratoga High School, Campbell Union
Solid Waste	Green Valley Disposal Co., Inc.
Street Lighting & Maintenance	Rose Andrews Street Lighting District Loma Sereno Street Lighting District Lexington Street Maintenance District
Street Maintenance	Hwy. 9 - Cal Trans Ridgecrest - Santa Clara County Private Roads - Residents Public Roads - City of Monte Sereno
Telephone	General Telephone
Wastewater Treatment	West Valley Sanitation
Water Service	San Jose Water Co.

City of Monte Sereno

Figure 5

Map of Key Public Facilities

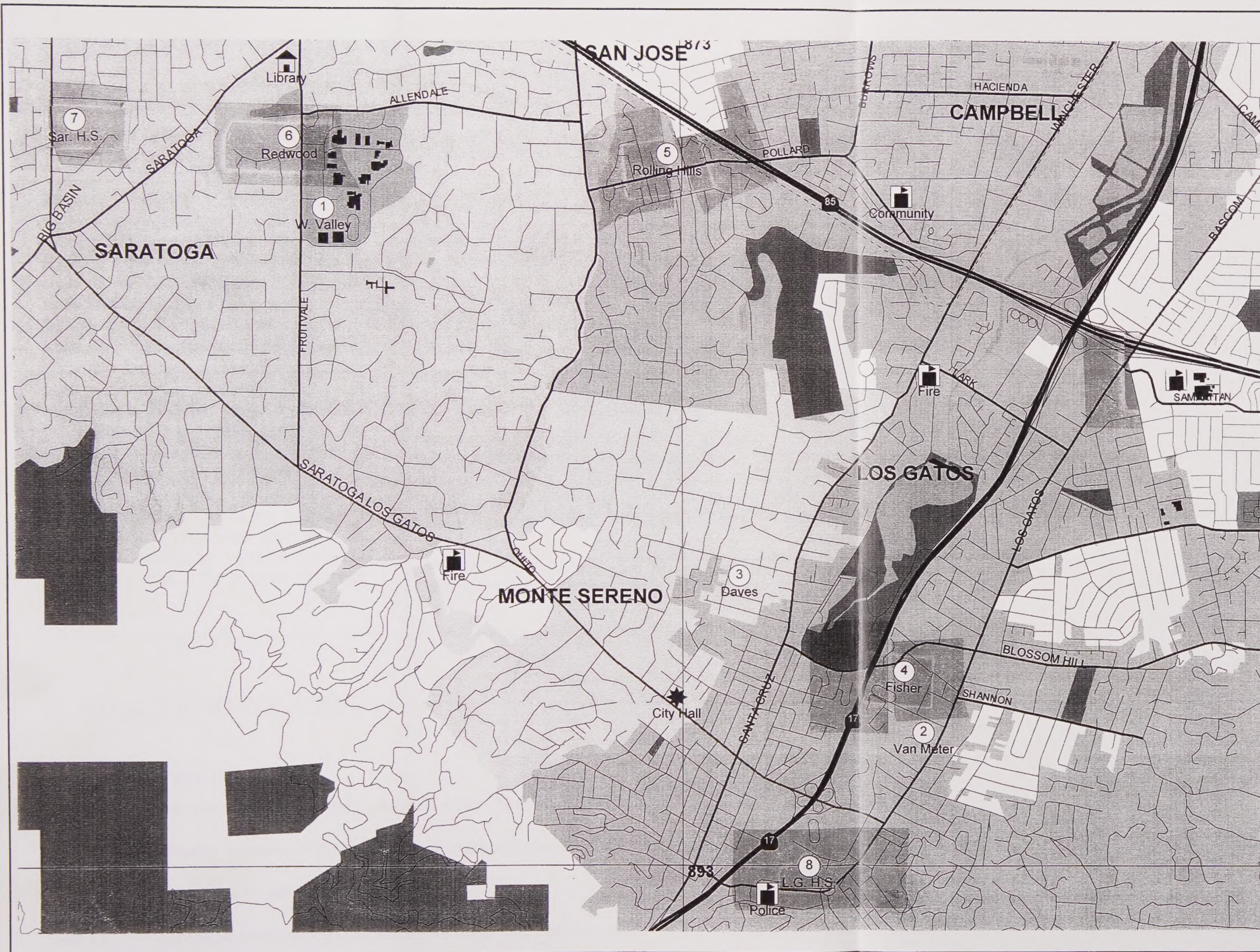
1. **West Valley College**, 14000 Fruitvale Avenue, Saratoga, CA 95070
2. **Van Meter Elementary School**, 16445 Los Gatos Blvd., Los Gatos, CA 95030
3. **Daves Avenue Elementary School**, 17770 Daves Avenue, Monte Sereno, CA 95030
4. **Raymond J. Fisher Middle School**, 17000 Roberts Road, Los Gatos, CA 95030
5. **Rolling Hills Middle School**, 1585 More Avenue, Campbell, CA 95008
6. **Redwood Elementary**, 13925 Fruitvale Avenue, Saratoga, CA 95070
7. **Saratoga High School**, 20300 Herriman Avenue, Saratoga, CA 95070
8. **Los Gatos High School**, 26 High School Court, Los Gatos, CA 95030

Community Hospital of Los Gatos, 815 Pollard Road, Los Gatos, CA 95030

Central Fire Administration and Fire Station, 14700 Winchester Blvd., Los Gatos, CA 95030

Central Fire Fire Station, 18870 Saratoga-Los Gatos Road, Los Gatos, CA 95030

Los Gatos/Monte Sereno Police, 110 E. Main Street, Los Gatos, CA 95030



CIRCULATION

A. SETTING

The predominant roadway corridors in Monte Sereno are Highway 9 and Winchester blvd. Winchester Boulevard, to the east, carries traffic between Los Gatos and Campbell and San Jose to the north. On the City's western edge, Quito Road provides the other major north/south connection between Highway 9 and points to the north of the city. As in the case of Winchester Boulevard, relatively few Quito Road trips begin or end in Monte Sereno. Over the past few years the traffic along both of these corridors has been significantly reduced. The opening of Highway 85 has greatly relieved the commuter traffic on Highway 9 by as much as 50 percent during commute hours. However, there is still significant commercial vehicle traffic on highway 9. Over the past several years highway 9 has been used heavily by commuters in the west valley area. As a result spill-over

traffic onto local streets was inappropriately occurring.

The opening of Highway 85 has in turn relieved some traffic on the City's local streets. Previous traffic concerns in neighborhood areas have been somewhat reduced.

B. FORECAST

The near built out condition of Monte Sereno will not require substantial addition of public streets. Most new development will occur primarily in areas with adequate access. The level of service on existing road should not be significantly impacted by the projected additional development.

In order to participate in reducing automobile pollution and congestion, Monte Sereno should examine mechanisms to increase ridesharing, and use of alternate forms of transportation. Areas that should be examined include bicycle and pedestrian facilities along highway 9, and additional bus routes along Daves Avenue.

C. GOALS AND POLICIES

GOALS: CIRCULATION

- | | |
|---------|---|
| Goal 10 | Safe and efficient vehicular movement within the City. |
| Goal 11 | Minimal intrusion of through traffic on residential streets. |
| Goal 12 | Safe access to and from hillside areas. |
| Goal 13 | Accessible local and regional pedestrian trails, bike and bus routes. |

-
- Goal 14 Ongoing participation in regional transportation and congestion management planning.
-

POLICIES:CIRCULATION

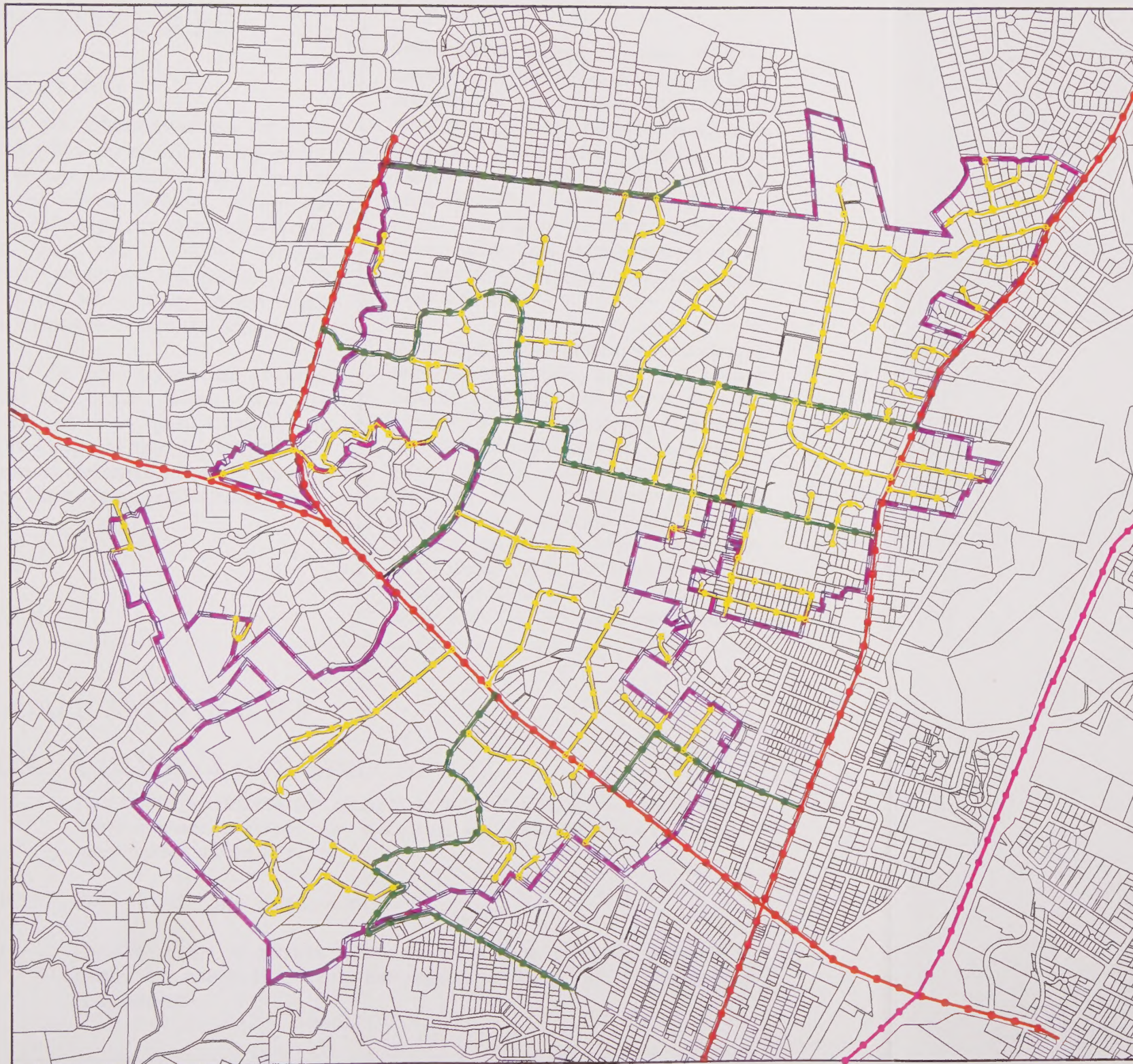
		Implementation Measures
10.1	Planning for arterial streets and major collectors shall be in concert with existing and future land uses in Monte Sereno	• Circulation Map
10.2	A balance shall be maintained between land use development and the capacity of the transportation system.	• Development Review • Circulation Map • CEQA
10.3	Roadways and traffic-control devices shall be maintained in a safe and effective operating condition.	• Interagency Coordination • Road Maintenance Program
10.4	Maintenance and improvements to roadways and intersections should be performed as needed.	• Road Maintenance Program
11.1	Residential neighborhoods shall be protected from the intrusion of disruptive and excessive through traffic to the extent reasonably possible.	• Circulation Map • Development Review
11.2	Roadway improvements and traffic control devices shall be considered to discourage through traffic on residential streets when other methods have failed.	• Development Review
11.3	Major collectors and arterials should be improved to as high a level of service as possible in order to minimize through traffic on residential streets.	• Circulation map • Interagency Coordination
12.1	The City shall continue to encourage private street maintenance where City engineering and safety standards cannot be met.	• Private Street Maintenance Agreements
12.2	Development which causes adverse impacts to the streets which can not be mitigated shall not be permitted.	• Development Review • CEQA
12.3	When feasible and where possible emergency access	• Development Review

	roads and gates shall be installed.	• Circulation Map
13.1	The feasibility of construction of a bike trail along Hwy. 9 should be investigated and promoted if it is possible to maintain adequate separation so users are not placed in hazardous situations.	• Intergovernmental Coordination • Local Transit Plan
13.2	Monte Sereno shall support an expanded bus transit system in coordination with MTC.	• Intergovernmental Coordination • Local Transit Plan
14.1	The City shall encourage ride-sharing, car and van pooling, park-and-ride, and other alternative modes of transportation to the single-occupant automobile.	• Intergovernmental Coordination • Local Transit Plan • City Newsletter
14.2	Monte Sereno's transportation planning for roadways that cross planning boundaries shall be coordinated with other local jurisdictions and regional agencies to provide acceptable and compatible levels of service.	• Intergovernmental & Agency Coordination
14.3	Improvements to major arterials which serve Monte Sereno and minimize through traffic on residential streets should be supported to the fullest extent possible.	• Circulation Map • Interagency Coordination

City of Monte Sereno

Figure 6

Circulation Map



City Boundary



Arterial



Thoroughfare



Collector



Local, City Maintained

Scale

1:1312



UTILITIES & INFRASTRUCTURE

A. SETTING

Utilities and infrastructure are the basic systems which serve urban development. Water storage and supply, storm drainage and flood control facilities, sewage and garbage collection, treatment, and disposal, streets and traffic control devices, electricity production and supply are all part of the infrastructure system which makes it possible for a city to function.

Many of the basic components of public facilities in Monte Sereno, with the exception of local public streets, are provided by special districts. Infrastructure construction and maintenance are provided through Capital Improvement Programs.

B. FORECAST

Since Monte Sereno is nearly built to capacity, with only a small amount of infill possible, new infrastructure construction is not a great planning problem. Small infill projects, maintenance, upgrades and improvement of aging existing systems is of more importance. Assuring that the water supply is adequate for fire protection and placing utility lines underground are two of the current infrastructure issues which need to be addressed.

Based upon current projections and planned improvements, water supply and sewage capacity should be sufficient to meet the needs of the City and sphere of influence over the next eighteen years. Probably the most limiting infrastructure capacity constraint will be created by traffic congestion as the Silicon Valley continues to grow and bring outside pressure onto local streets such as Highway 9 and Winchester Blvd. This issue is discussed more fully in the Circulation section.

C. GOALS AND POLICIES

GOALS: UTILITIES & INFRASTRUCTURE

- | | |
|---------|--|
| Goal 15 | Cost-effective infrastructure adequate to support the required water supply, storm drainage, sewerage, gas, electricity, and similar facilities necessary to meet existing and future needs. |
| Goal 16 | Place all utility lines underground. |
| Goal 17 | Periodic review of services which are being more efficiently provided by independent sources to insure the best possible service as well as continued cost effectiveness. |

POLICIES: UTILITIES & INFRASTRUCTURE

		Implementation Measures
15.1	The cost of upgrading and constructing facilities needed to serve new development shall be the responsibility of the developers and not existing residents.	• Development Review • CEQA • Assessment Districts
15.2	New development shall be encouraged to install the highest rated utility equipment.	• Development Review
15.3	Whenever possible the City shall evaluate the possibility of linking public improvements with neighboring jurisdictions to save money through economies of scale.	• Intergovernmental & Agency Coordination
15.4	The City shall encourage PG&E to improve gas and electrical systems thereby improving service and minimizing power outages.	• Interagency Coordination
15.5	Monte Sereno shall participate in regional policy decision making which affects the quality and level of services provided.	• Interagency Coordination
16.1	Whenever fiscally possible the City shall require developers to place overhead utility lines underground during development and encourage PG&E to do the same when lines are replaced.	• Public Works Design Standards • Interagency Coordination
16.2	New development shall provide funds whenever possible for associated utility lines to be placed underground.	• Public Works Ordinance
17.1	Services which are provided more efficiently and cost-effectively by outside providers shall continue to be contracted if doing so is in the best interest of the City.	• Service Provider Contracts
17.2	Services provided directly by the City should be reviewed periodically to insure that it is the most fiscally efficient method.	• Interagency Agreements
17.3	The City should consult with providers to insure that uses and equipment are planned and constructed in a manner consistent with adopted land use policies and design guidelines.	• Interagency Coordination • Land Use Map • Zoning Ordinances

- | | | |
|------|--|---|
| 17.4 | The feasibility of developing and participating in environmentally benign energy resources should be explored | • Interagency Coordination |
| 17.5 | The City shall continue taking a proactive role in decision making and providing input with outside providers. | • Interagency Coordination |
| 17.6 | Encourage The San Jose Water Company to upgrade infrastructure and water pressure sufficiently for fire protection in all areas of Monte Sereno, especially Hazardous Fire Areas. | • Interagency Coordination
• San Jose Water Company Capital Improvement Plan |
| 17.7 | The City shall work closely with other governmental agencies, districts, and utility companies in monitoring current and projected levels of service to assure that present needs are met and that adequate capacity is maintained | • Intergovernmental Cooperation |

PARKS AND RECREATION

A. SETTING

Parks and recreation facilities for Monte Sereno are currently provided by public agencies as well as private entities. Public agencies which provide parks and recreation facilities include local school districts, the County Department of Parks, and the Town of Los Gatos.

Monte Sereno sufficiently small (population approx. 3,300 and 1.56 miles square within the corporate boundaries) that park facilities within City boundaries have never been necessary. The park services provided in surrounding municipalities have been, and will continue to be, adequate for the needs of Monte Sereno residents. In

addition, the low density residential development of Monte Sereno provides visual as well as private recreational open space, mitigating much of the need for public parks and recreational areas. Figure 7 (page 36) is a map that includes the locations of parks, open space, and schools within close proximity to Monte Sereno.

Vasona Lake Park, Oak Meadow, Bachman, and Villa Montalvo are all parks owned and/or operated by the County or Los Gatos within close proximity to Monte Sereno. The Mid Peninsula Regional Open Space District maintains public hiking trails on its properties in the West Valley hills.

Private-sector organizations providing recreation facilities include private businesses, homeowners, neighborhood associations, and community-based organizations.

B. FORECAST

The park and recreation services currently provided are sufficient for the needs of the community. Taking into account forecasted

population changes, maintenance of the current services would be satisfactory as there will be no significant increase in the need for park services.

C. GOALS AND POLICIES

GOALS: PARKS & RECREATION

Goal 18 Associations maintained with Bachman, Oak Meadow, Vasona, other local and regional parks and recreation facilities which serve the needs of the community of Monte Sereno.

POLICIES: PARKS & RECREATION

		Implementation Measures
18.1	Monte Sereno shall work with other jurisdictions to provide recreational facilities where possible.	• Intergovernmental Coordination
18.2	The possibility of using private funds to improve Daves Ave. School grounds for use as a public park should be explored and weighed against the added public liability.	• Interjurisdictional Coordination
18.3	The City should work with non-profit organizations, adult education and junior college programs, and park and recreation programs from other jurisdictions to offer weekend and evening "fun" classes through existing programs.	• Interagency Coordination • City newsletter
18.4	Citizen participation shall be encouraged when evaluating and planning park and recreation facility and services opportunities.	• CEQA • Public Participation

CIVIC AND COMMUNITY FACILITIES

A. SETTING

Civic facilities are those buildings and properties owned by the City of Monte Sereno which are used for the day-to-day operations of City government or the activities of community based organizations.

The City administrative offices are located in the old Red Cross building at 18041 Saratoga-Los Gatos Road. City Council and other public assemblies are typically held at the City Hall location.

Other community facilities serving Monte Sereno such as fire, school, and library facilities, are provided by agencies other than the City of Monte Sereno. Private organizations in neighboring communities provide additional facilities which may be rented for civic and community functions.

Maintenance equipment and supplies required for the small amount of maintenance performed by the City are stored at the City administrative offices. The bulk of maintenance is contracted out and, as a result, supplies are stored elsewhere by the contractor and the City does not need to provide storage facilities.

B. FORECAST

It has always been the desire of the City of Monte Sereno to keep the need for civic and community facilities as minimal as possible. Currently facilities provided are sufficient for the needs of the community. Therefore, maintenance of the current facilities would be satisfactory as there will be no significant increase in future requirements.

C. GOALS AND POLICIES

GOALS: CIVIC AND COMMUNITY FACILITIES

- | | |
|---------|--|
| Goal 19 | Access to County libraries. |
| Goal 20 | Quality civic and public facilities that serve the essential needs of the community. |
| Goal 21 | Ongoing citizen participation encouraged in developing new community programs and services. |
| Goal 22 | Working relationship with other governmental agencies, special districts, and private groups to develop and maintain civic and community facilities. |

-
- Goal 23 Minimal cost and influence of government on the residents of the City by providing only those services essential for the health safety and welfare of the citizens and achievement of the City's goals.
-

POLICIES:CIVIC AND COMMUNITY FACILITIES

		Implementation Measures
19.1	The Oversight Committee of the library system, should have City representation	• Library Oversight Committee
20.1	The City shall continue to operate a branch post office while recovering full actual costs from the US Postal Service contract payments.	• U.S. Post Office Contract
20.2	Churches and other religious buildings shall be found to be appropriate uses in residential areas provided safe vehicular access and effective neighborhood buffering can be achieved.	• Zoning Ordinance • Development Review
20.3	Child-care and preschool facilities shall be permitted in Churches and Schools.	• Zoning Ordinance • Development Review
20.4	The tri-annual citywide newsletter should be continued with information regarding special activities and events.	• Monte Sereno Newsletter
21.2	An informal forum, such as "coffee with the mayor" or "open house night with City staff", where residents may express their concerns, ask questions, and share information should be encouraged.	• City Support
21.3	Activities which encourage community participation such as Annual Clean-up Day (to remove roadside trash and trim vegetation on vacant properties), and Neighborhood Watch should be encouraged.	• City Support • Monte Sereno Newsletter
21.4	The City should connect to the Internet to provide residents with a 24 hour forum to receive information and provide comments on City services and current matters such as council agendas and meeting schedules.	• City Support
22.1	Monte Sereno shall take an active role in coordinating with regional agencies, special districts, and surrounding cities regarding issues	• Intergovernmental Cooperation

which lie within the sphere of influence.

- | | | |
|------|---|---|
| 23.1 | Services and facilities provided by the City shall, to the maximum extent possible, be paid for by those benefiting. Benefit assessment districts or direct payment through fees should be utilized rather than use of general revenues. | <ul style="list-style-type: none">• Development Review• Assessment Districts |
| 23.2 | Revenues from County, State and Federal sources should be solicited and used where a specific need exists in the City for such funds and where the administrative costs of obtaining the funds and the potential for outside governmental intervention are minimal. | <ul style="list-style-type: none">• Intergovernmental Cooperation |
| 23.3 | The City's shall consider programs involving other cities as a method of improving cost efficiency. | <ul style="list-style-type: none">• Intergovernmental Cooperation |
| 23.4 | The City Council shall adopt and adhere to financial and budgetary policies which provide a basis for sound financial planning and budgetary decision making. The policies shall provide for resources to react to financial emergencies in a prudent manner. | <ul style="list-style-type: none">• Annual Budget Adoption Process |
| 23.5 | The general fund balance shall be preserved from one year to the next to provide an emergency and contingency reserve and serve as a reliable source of income generated from investment interest earnings. | <ul style="list-style-type: none">• Annual Budget Adoption Process |
| 23.6 | All costs incurred by the City for processing shall be paid by the individuals who benefit to the maximum extent possible. This includes staff costs, consultants and special services. | <ul style="list-style-type: none">• Annual Review of Fees and Charges |

OTHER RESOURCES

A. SETTING

The Los Gatos Union, Saratoga Union, and Campbell Union provide educational services for the City of Monte Sereno. Daves Avenue Elementary School is the only school within the city limits of Monte Sereno. All other educational institutions servicing Monte Sereno are located in Los Gatos, Campbell and Saratoga. Similarly, retail services are also located in the surrounding communities of Los Gatos, Saratoga, and Campbell.

B. FORECAST

Monte Sereno has always been, and continues to be, a small residential community. Due to the size of the City there is no need for more than one grammar school and Daves Avenue Elementary School has sufficiently filled that need. In addition, there are also private elementary schools, such as Saint Andrews in Saratoga, and Hillbrook and Saint Mary's in Los Gatos, where residents may choose to send their children. Students, depending

on where they live, may attend public middle and high school in either Los Gatos or Saratoga or may choose from private schools such as Arch Bishop Mitty, Bellarmine, and Saint Frances. If a student wishes further education there is West Valley Junior College in Saratoga, as well as San Jose State and Santa Clara Universities. These choices are more than sufficient for the needs of a city the size of Monte Sereno without providing more educational facilities within the City boundaries.

Monte Sereno tries to maintain its rural/residential character. This has been made possible, in part, because retail services are provided in by nearby jurisdictions. The Town of Los Gatos has been the commercial center for the southwestern part of the Santa Clara Valley. Los Gatos and Saratoga businesses should continue to be more than sufficient for the next eighteen years. Los Gatos, Saratoga, Campbell and San Jose provide professional and medical office space and hospitals. Sufficient industrial land uses are also located in Los Gatos and Campbell.

C. GOALS AND POLICIES

GOALS: OTHER RESOURCES

- | | |
|---------|---|
| Goal 24 | Working relationship with unified school districts for the purpose of assisting in the development of long range plans. |
| Goal 25 | A regional network of retail services adequate to support the citizens of Monte Sereno. |

POLICIES:OTHER RESOURCES**Implementation Measures**

- | | | |
|------|--|----------------------------------|
| 24.1 | Coordinate development review with the Joint and Unified School Districts to assure that new development contributes its fair share to the upkeep of school facilities. | • Intergovernmental Coordination |
| 24.2 | The City shall encourage the local school districts to provide school facilities with the best possible new or upgraded equipment, technological advances, and highly trained staff. | • Interagency Coordination |
| 25.1 | Monte Sereno should support regional retail services to the fullest extent possible thereby eliminating any need for services within the city boundaries. | • City Support |
-

D. IMPLEMENTATION STRATEGY

The public service goals and policies typically require active and ongoing implementation measures. For example, policy (19.1) that calls for City representation on a the library oversight Committee. The primary implementation measures include:

- Monte Sereno Newsletter (existing)
 - Library Oversight Committee (existing)
 - U.S. Post Office Contract (existing)
 - Annual Budget Adoption Process (existing)
 - Annual Review of Fees and Charges (existing)
 - Intergovernmental Cooperation (existing, but should be continually developed)
-

CH. 7 ENVIRONMENTAL RESOURCES

A. SETTING

Natural Resource Preservation

Natural resources are the broad range of naturally existing features in an area that are useful to human beings such as minerals, timber, arable soils, and water. Natural resources also include features that are not directly consumable, but rather, serve other needs of human beings, such as the need for open space and aesthetically pleasing surroundings.

Natural resources may also include features useful to other species, such as riparian habitats which provide food and cover for numerous animal species. Natural resources in Monte Sereno include the plant communities, the wildlife they support, the undeveloped hillsides, as well as the watersheds and groundwater.

The hillside area of Monte Sereno is part of an important watershed to the City and County. The largest supply of water in Santa Clara County is the groundwater basin. It has an estimated storage capacity of 1,770,000 acre feet which is enormous when compared to Lexington reservoirs capacity of only 19,834 acre feet. Therefore it is essential that grading plans for development must be prepared to prevent erosion and protect water quality in the City's drainage basin. Erosion control diminishes siltation, which can make the water cloudy, reduce wildlife populations, and streambed groundwater recharge ability.

Historic Resource Preservation

Historic resources include both archaeological resources and historical resources. Archaeological resources are the physical evidence of native cultures living in an area. Remains of village and burial sites are examples of archaeological resources. Historical resources are the physical evidence of earlier settlements and activities in an area. Old houses and barns may be examples of historic resources. Residential historic preservation contributes to preserve neighborhood values. Strong development pressures have been steadily growing in the last decade and can often be destructive to the preservation of the desired qualities of life in a residential community. This revised edition of the General Plan, along with CEQA requirements, will be applied in an effort to preserve Monte Sereno's historic resources.

In 1995 the City Council adopted a Historic Preservation Ordinance intended to preserve historic properties. The ordinance established the role of the Heritage Preservation Committee, and gave it the responsibility of preparing an inventory list to establish to document historic properties. The Committee follows the guidelines established by the State Office of Historical preservation to prepare the Heritage Inventory.

Monte Sereno's historically significant properties are held in private ownership, so there is no public pressure to change or

remove them in a way that obscures historic character. Following the established guidelines of the State Office of Historical Preservation allows private owners and City government to work together to find creative alternatives to the destruction of historic properties.

Scenic Highway

The scenic highway curves through Monte Sereno along the foot of the wooded Santa Cruz Mountains. A wagon road between Saratoga and Los Gatos can be found on maps of the area as far back as 1876. The existing highway was originally constructed by Santa Clara County in 1916. The highway was roughly parallel to the old Peninsula Electric Railway. The surfacing used on the first project was brick pavement. It was not until 1933 that Highway 9 was included in the State Highway System. Over the years various portions of the route have been realigned, widened, resurfaced, and the railroad tracks removed.

Open Space & Conservation

It is desirable to respect and maintain irreplaceable natural assets which define community character. Preservation of open space has always been a goal of the City. Open spaces within and surrounding the community are an important element of the City's form and character.

In addition to open space areas, development regulations imposed upon hillside areas ensure that the visual quality of the hillsides is not significantly impaired. Monte Sereno's hillsides are an irreplaceable visual resource shared by the entire Santa Clara Valley. A goal of the City has always been to protect the hillside

and other environmentally sensitive land from over development.

B. FORECAST

Land, and the structures on them, were once considered solely as a commodity to be bought, sold and developed for the largest private profit with little regard for public cost or environmental harm. Across the Santa Clara Valley unchecked growth caused by this attitude made urban lands scarce, clogged the streets, polluted the air and water and made it necessary for cities to increase taxes to supply services for inefficiently planned communities.

Currently, people are more aware that the quality of life depends on the community setting. The protection of important resources, such as natural vegetation, animal habitat, scenic beauty, and public access to recreational areas, and open space have always been a goal of Monte Sereno's.

Natural Resource Preservation

Preservation of natural resources is a basic goal of the Monte Sereno General Plan. Current and projected levels of development can be accommodated while preserving existing natural resources and remaining natural habitat areas.

Hillside Preservation

The West Valley hillsides provide a scenic backdrop for the Santa Clara Valley. Views from these hillsides are an equally significant resource. The Hillside Preservation Strategies (found in Appendix B) and the implementation measures found at the end of this chapter will help preserve the scenic values of the hillsides.

Historic Resource Preservation

The Heritage Preservation Committee is currently working on the Heritage Inventory list, so the City can protect historically valuable properties.

Scenic Highway

Despite the pressures of increased traffic over the years the Scenic Highway today continues to be a pleasant road to drive. The completion of Highway 85 has taken some of the pressure off Highway 9. Due to the application of development standards the views along Highway 9 remain primarily vegetation, the foothills, and glimpses of homes. By continuing to enforce development standards and protecting the hillsides Highway 9 may remain the "Scenic Highway".

Open Space & Conservation

Preservation of open space will continue to be a goal of Monte Sereno's; for it is the open nature of the City which defines the community character as rural. Since the City's incorporation was due primarily to the desire to preserve the existing form and character, open space preservation will always be of primary importance to the City of Monte Sereno.

The undeveloped hillsides contribute significantly to the open space quality by affording visual and psychological relief from the fast paced urban environment in the valley. The hillsides of Monte Sereno do not stand alone; they are an important link in a regional greenbelt. The West Valley Hillsides Preservation Strategy's (located in Appendix B) primary goal is to protect the predominantly natural visual character of the hillsides. That is why Monte Sereno chose to participate in the development of the preservation strategy. As the population of the valley grows and development pressures on the hillsides and open spaces continue, it is important to conserve and prevent development from reducing the natural beauty.

The following Environmental Resources Goals, Policies, and Implementation Measures are divided into the four categories discussed above:

1. Natural Resource Preservation,
2. Historic Resource Preservation,
3. Scenic Highway,
4. Open Space & Conservation.

C. GOALS AND POLICIES

GOALS: NATURAL RESOURCE PRESERVATION

Goal 26 High standards of environmental resource (i.e. soil, water, vegetation, wildlife, etc.) preservation & conservation.

POLICIES: NATURAL RESOURCE PRESERVATION**Implementation Measures**

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|------|--|---|
| 26.1 | Public education programs designed to increase the public's awareness of energy issues, including conservation measures and practices should be developed and implemented. | • Public Education Programs |
| 26.2 | The City shall comply with the source reduction and recycling standards mandated by the state by reducing the projected quantity of solid waste disposed. | • County Solid Waste & Recycling Special Element |
| 26.3 | Monte Sereno shall be involved in public education and citizen awareness programs on recycling. | • Integrated Waste Management Plan
• West Valley Sanitation Affiliation |
| 26.4 | Water conservation standards shall be pursued. | • Water Efficient Landscaping Ordinance |
| 26.5 | Monte Sereno shall seek to preserve and rehabilitate natural habitat areas that support wildlife, particularly large contiguous areas of open space and riparian habitat along creeks. | • CEQA
• Zoning Ordinance
• Development Review |
| 26.6 | Monte Sereno shall protect rare and endangered plant and animal species and encourage the retention and re-establishment of native vegetation in all private development projects and public facility construction projects. | • Development Review
• CEQA
• Grading Ordinance |
| 26.7 | Existing trees shall be incorporated into development projects whenever possible; when preservation is not feasible mitigation measures shall be enforced. Particular emphasis shall be placed on avoiding the removal of groups or groves of trees. | • Zoning Ordinance
• Development Review
• Tree Preservation Ordinance |
| 26.8 | A joint program should be considered with neighboring cities to form a waste-into-compost program where residents could use compost created from collected organic waste. | • Interagency Coordination
• Interjurisdictional Coordination |

GOALS: HISTORIC RESOURCE PRESERVATION

- Goal 27 Unique cultural and historically significant resources preserved for future generations.
-

POLICIES: HISTORIC RESOURCE PRESERVATION

Implementation Measures

- | | | |
|------|--|---|
| 27.1 | Standards shall be established for the designation, improvement, and protection of buildings, landmarks, and sites of cultural and historic importance. | <ul style="list-style-type: none"> • Heritage Preservation Ordinance • State and Federal Historic Preservation Measures |
| 27.2 | Buildings and sites of potential historical significance shall be identified and cataloged prior to the approval of development which might adversely affect the historical value. | <ul style="list-style-type: none"> • Heritage Preservation Committee. |
| 27.3 | Examples of agricultural and ranch heritage should be preserved. | <ul style="list-style-type: none"> • Land Use Map • Development Review |
| 27.4 | When appropriate, agricultural open space areas shall be maintained. | <ul style="list-style-type: none"> • Land Use Map |
| 27.5 | Significant archaeological sites shall be identified during the Development Review Process. | <ul style="list-style-type: none"> • Development Review • CEQA |
| 27.6 | Monte Sereno shall continue working to complete a citywide inventory of historical and cultural resources | <ul style="list-style-type: none"> • Heritage Preservation Committee |
| 27.7 | Private and public activities and incentives, including the placement of monuments or plaques, that recognize and celebrate historic sites, structures and events shall be encouraged. | <ul style="list-style-type: none"> • Community Organizations • Heritage Preservation Ordinance • Building Permit |
| 27.8 | Funding for cultural and historic programs and activities should be explored. | <ul style="list-style-type: none"> • Community Organizations |
| 27.9 | In considering the local historic significance of a private residence the City Council shall not determine a property to be significant without the consent of the property owner. | <ul style="list-style-type: none"> • City Council |
-

GOALS: SCENIC HIGHWAY

- Goal 28 Preserve community identity through the protection of unique land forms, and visually pleasing features along the Scenic Highway
-

POLICIES: SCENIC HIGHWAY

Implementation Measures

- | | | |
|------|--|---|
| 28.1 | The City shall preserve the visual qualities of scenic roadways by restricting the removal of significant numbers of trees. | <ul style="list-style-type: none"> • Tree Preservation Ordinance |
| 28.2 | Visual qualities of designated scenic routes shall be protected by reviewing proposed projects with respect to their visual impacts and preserving necessary open space. | <ul style="list-style-type: none"> • CEQA • Development Review |
| 28.3 | Monte Sereno should cooperate with the City of Saratoga to preserve the rural appearance of Quito Road. | <ul style="list-style-type: none"> • Intergovernmental Coordination |
| 28.4 | Undergrounding of overhead utilities along scenic corridors should be continued. | <ul style="list-style-type: none"> • Interagency Coordination |
| 28.5 | The scenic corridor and sign ordinances shall continue to be enforced in an effort to maintain the visual quality of scenic routes. | <ul style="list-style-type: none"> • Scenic Corridor Ordinance • Sign Ordinance |
| 28.6 | Residents along scenic corridors should be encouraged to maintain private areas in a way which enhances the natural beauty of the corridor without compromising safety. | <ul style="list-style-type: none"> • Zoning Ordinance • Scenic Corridor Ordinance |
| 28.7 | Publicly owned areas shall be maintained in a well-landscaped natural manner along Scenic Corridors. | <ul style="list-style-type: none"> • Scenic Corridor Ordinance |
| 28.8 | The City should explore creating a more physical expression of entrance and egress along scenic corridors. | <ul style="list-style-type: none"> • Scenic Corridor Ordinance |
-

GOALS: OPEN SPACE & CONSERVATION

- Goal 29 Open space areas, creeks, view sheds, and trails preserved and visually enforcing the natural rural character of the community.
-

POLICIES: OPEN SPACE & CONSERVATION

		Implementation Measures
29.1	Public and Private improvements shall be designed to avoid removing mature trees and/ or other scenic features when possible.	• Development Review
29.2	Creeks should be retained in their natural state whenever possible to maintain water quality, wildlife diversity, aesthetic values, and recreational opportunities.	• CEQA • Development Review • Department of Fish and Game
29.3	Regulations which protect open space, wildlife and vegetation habitat areas on private property shall continue to be enforced to ensure the continuation of the rural atmosphere of Monte Sereno.	• Zoning Ordinance • Tree Preservation ordinance • Grading Ordinance • Development Review • Joint Hillside Preservation Strategy • CEQA
29.4	New development in an area with significant wildlife or vegetation habitat areas (particularly those that are important to migrating animals or which contain endangered species) should dedicate a portion of the land private open space.	• Joint Hillside Preservation Strategy • CEQA
29.5	Monte Sereno should work with adjacent jurisdictions and the Mid-Peninsula Regional Open Space District, to connect the City with regional open space and trail systems, thereby providing a network of open space and habitat resources, pathways and trails.	• Interagency Coordination
29.6	Whenever possible Monte Sereno shall work with non-profit organizations to maximize opportunities for preservation and maintenance of open space resources, including establishment of private open space areas.	• Interagency Coordination

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|------|--|--|
| 29.7 | Monte Sereno shall protect and conserve, to the extent feasible, the natural character of the open space within the City and bordering areas, including the Santa Cruz Mountain to the west. | <ul style="list-style-type: none"> • Zoning Ordinance • Tree Preservation Ordinance • Grading Ordinance • Development Review • Joint Hillside Preservation Strategy |
| 29.8 | The City should acquire and maintain current information on status and location of areas with sensitive wildlife and vegetation within the sphere of influence. | <ul style="list-style-type: none"> • Open Space and Sensitive Habitat Survey |
-

D. IMPLEMENTATION STRATEGY

The California Environmental Quality act will serve as the primary implementation measure for the environmental resource chapter. Other related implementation measures of significance include:

- Development Review (existing)
- Tree Preservation Ordinance (existing)
- Grading Ordinance (existing)
- Joint Hillside Preservation Strategy (existing)
- Open Space and Sensitive Habitat Survey (existing, but should be updated periodically)
- Heritage Preservation Ordinance (existing, but may need a moderate amount of revision)
- Zoning Ordinance (existing, but may need a moderate amount of revision)

CH. 8 SAFETY & HAZARDS

Hazards are natural conditions and human activities that may threaten the public health, safety, and welfare. The legal authority of the entire General Plan rests on the City's legal power to adopt ordinances and regulations to protect the public health, safety, and welfare. The purpose of this chapter is to ensure that Monte Sereno remains a reasonably safe place to live; that the citizens health, safety, and welfare are reasonably protected without infringing on constitutionally protected rights.

A risk free environment is an impossible goal. But it is a goal worth striving for none-the-less. Ideally, local government must try to set realistic standards within today's economic and social limits. Policies and programs written, with economic and social limitations in mind, to protect the community from hazardous risks may be found in this chapter.

Natural conditions that may pose a threat to the public health and safety in Monte Sereno include geological and fire hazards. Human activities that may pose a threat to the public health and safety include noise and air quality. In relation to these potential hazards existing and potential conditions in Monte Sereno are described in the following sections:

Natural Hazards

Geologic

Seismic

Landslides & Soil Erosion

Fire

Flooding

Man Made Hazards

Noise

Air Quality

Topography

Wind Patterns

Atmospheric Stability

Solar Radiation

NATURAL HAZARDS

A. SETTING

GEOLOGIC HAZARDS

Geologic hazards in Monte Sereno result from the topographic and geologic features of the Santa Clara Valley. There are two types of geologic hazards:

1. Seismically induced hazards which are a result of earthquakes - including ground shaking, surface rupture, ground failure and seismically induced landslides.
2. Naturally occurring or induced soil hazards such as soil instability, landslides caused by construction activity, land subsidence, and shrink-swell characteristics of soils.

1. SEISMIC HAZARDS

Monte Sereno, like all municipalities, is subject to the dynamic process of geologic change. The major tectonic forces which created and shaped the Santa Clara Valley are an ongoing process. Potentially the most hazardous force of the continuing geologic transformation is sudden

geologic transformation is sudden movement along fractures in the earth's surface, known as faults, which results in earthquakes.

No known active or potentially active earthquake fault exists within the City limits of Monte Sereno. However, the potentially active Shannon Fault is believed to pass through Los Gatos just north of Monte Sereno. An official Alquist-Priolo Special Studies Zone encompassing this fault trace has been designated by the State of California and includes a 12 acre portion of Monte Sereno in the vicinity of La Rinconada Drive and Winchester Boulevard. The closest major fault to Monte Sereno is the San Andreas which traverses Monte Sereno's sphere of influence southwesterly of Lyndon Canyon. However, no portion of the San Andreas Fault Special Studies Zone lies within Monte Sereno City limits. Approximately 25 percent of the City lies in an E/F zone, an area designated by the Santa Clara County Relative Seismic Stability Map as having moderate to low potential for geotechnical hazards. Figure 9 illustrates the earthquake zones of Monte Sereno.

Hazards from seismic phenomenon include ground shaking, ground failure, ground displacement and earthquake generated water movements. Although damage from ground rupture associated with faults is of concern, damage from ground shaking is a more widespread and potentially damaging phenomenon. Potential damage from ground-shaking is related to the location of a building and its construction.

In hillside areas earthquakes may trigger landslides. In flat, valley areas, the deep, alluvial soil can increase the amplitude and duration of an earthquake. In Monte

Sereno earthquake induced landslides are of greatest concern to residents. Studies have shown that slopes of more than 40 percent in California's coastal mountains have a high incidence of slope failure.

2. LANDSLIDES AND SOIL EROSION

Steep topography, fractured and unconsolidated bedrock conditions, expansive soils and high erosion potential combine to make the hillside areas in Monte Sereno unstable. Hillside areas are also subject to soil erosion, which can contribute to instability of slopes, loss of vegetation, downstream flooding, sedimentation, and stream bank failure. Soil erosion potential is generally proportional to slope and occurs mainly during peak rainfall, when runoff volumes are high. According to the County of Santa Clara geological maps approximately 75 percent of Monte Sereno is located in a Ds zone - a geological designation indicating an area with a high potential for earthquake induced landslides. On the other hand, the 1995 ABAG earthquake maps state that Monte Sereno is in an area of moderate shaking amplification.

Landslides involve downslope movement of soil and rock and may include rockfalls and earthflows. The rate of a slide ranges from rapid rock falls to very slow soil and bedrock creep. Landslides can result from natural conditions or be caused by human activity such as construction. Slides are generally due to failure of inter-related natural factors, such as weak soil and rock over hillsides made steeper by rapid stream erosion, adverse geologic structure, ground water levels and high rainfall rates. But, landslides can also be caused by improper

grading, excessive irrigation, removal of natural vegetation and altering surface and sub-surface drainage.

Landslides, even in areas of gentle slopes, can result from liquefaction of subsurface soils due to seismic activity. While landslides can occur on slopes of 15 percent or less in unstable areas, the risks are usually proportional with steepness of slopes. Areas where old slide deposits are evident are the most subject to failure. Experience shows that old landslides are far more likely to move again than areas that have not had landslides before. Areas in these old landslides that are next to steep, new stream channels are more likely to have new landsliding than areas further from the new channels. This would be especially true with severe shaking during a major earthquake. There were many landslides throughout the Santa Cruz Mountains during the 1906 and 1989 earthquakes. Some were catastrophic, causing loss of life, personal injury and severe damage to buildings.

FIRE HAZARD

Open space areas of woodlands, grasslands, and hillside chaparral provide important natural resources and scenic qualities but also pose a fire hazard. The risk of fire is most severe in the steep, heavily vegetated hillside area south of Highway 9. Other areas within the City which are heavily vegetated and grassy also pose a fire hazard. Development located adjacent to these open space areas is especially vulnerable. The risk to life and property from wildfires in open space areas is highest during the summer and fall dry seasons, typically periods of low humidity and high winds. Since virtually all

wildfires are caused by people, increased accessibility to high fire hazard areas increases the risk of loss of life and property.

The 1994 Uniform Fire Code was adopted by the City of Monte Sereno. As a result, the City has adopted a minimum class "A" roof covering ordinance for the designated Hazardous Fire Areas. In addition, the City has adopted a minimum class "B" roof covering requirement for all other areas of the City. The Fire Hazard Map is depicted in Figure 8.

The Central Fire Protection District (CFPD) provides emergency fire fighting and medical services to the City of Monte Sereno. Besides fire protection, the District provides fire prevention activities, educational programs, including those on earthquake preparedness training, cardio pulmonary resuscitation and first aid certification classes. Every year since 1992 the CFPD has mailed out information regarding hillside fire safety to all residents who live in hazardous fire areas. In addition, each spring the Fire District offers hillside fire safety workshops for residents who live in hazardous fire areas. The workshops are comprehensive programs that cover a variety of hillside fire safety topics. The CFPD also tests all fire hydrants for both flow and pressure. Test results are recorded and evaluated to determine which hydrants are below acceptable performance levels. Those hydrants with substandard fire flow are placed on the upgrade plan.

Monte Sereno is served primarily by the Quito Fire Station which has three firefighters and one engine on staff at all times with a total of nine firefighters and three engines available. There are two

other stations which serve the City one on Winchester Blvd. and the other on University Ave. in Los Gatos. The Winchester station has a ladder Company with four firefighters on staff and a brush patrol for a total of twelve firefighters available. The University Station has a rescue and engine company each with three people on staff at all times plus a battalion chief for a total of twenty-one employees. It is the policy of the Central Fire Protection District to respond to all emergency calls in under five minutes.

The Santa Clara County Central Fire Protection District must undergo a grading conducted by the Insurance Services Office (ISO) to determine the district's fire fighting capability. The ISO rates the department's capability according to three factors: the fire department, the water supply system, and the communications and dispatch capabilities. The water supplier, San Jose Water Co., and the District communication provider, Santa Clara County Communications both received Class 1 ratings and CFPD received an overall class 2 rating.

FLOODING

Flooding does not pose a significant hazard to life or property in Monte Sereno. There are two small areas near San Tomas Aquinas Creek totaling less than 5 acres which in the past were included on the 100 year flood map (flood which has a one percent chance of occurring during any given storm). Recently, it has been determined that there is such a slight chance of flooding along the San Tomas Aquinas Creek that the area is no longer considered to be in a flood zone. The

entire community is now classified as Zone C. Flood insurance is voluntary rather than required in Zone C. Due to the minimal danger of flooding, the Federal Emergency Management Agency has withdrawn the City from the emergency program of the National Flood Insurance Program

The overwhelming majority of existing structures within Monte Sereno are built above the base flood elevation and therefore severe large scale flooding which might threaten property will not occur in Monte Sereno. Although flooding is not a problem local drainage problems, both surface and subsurface, do exist in many areas.

B. FORECAST

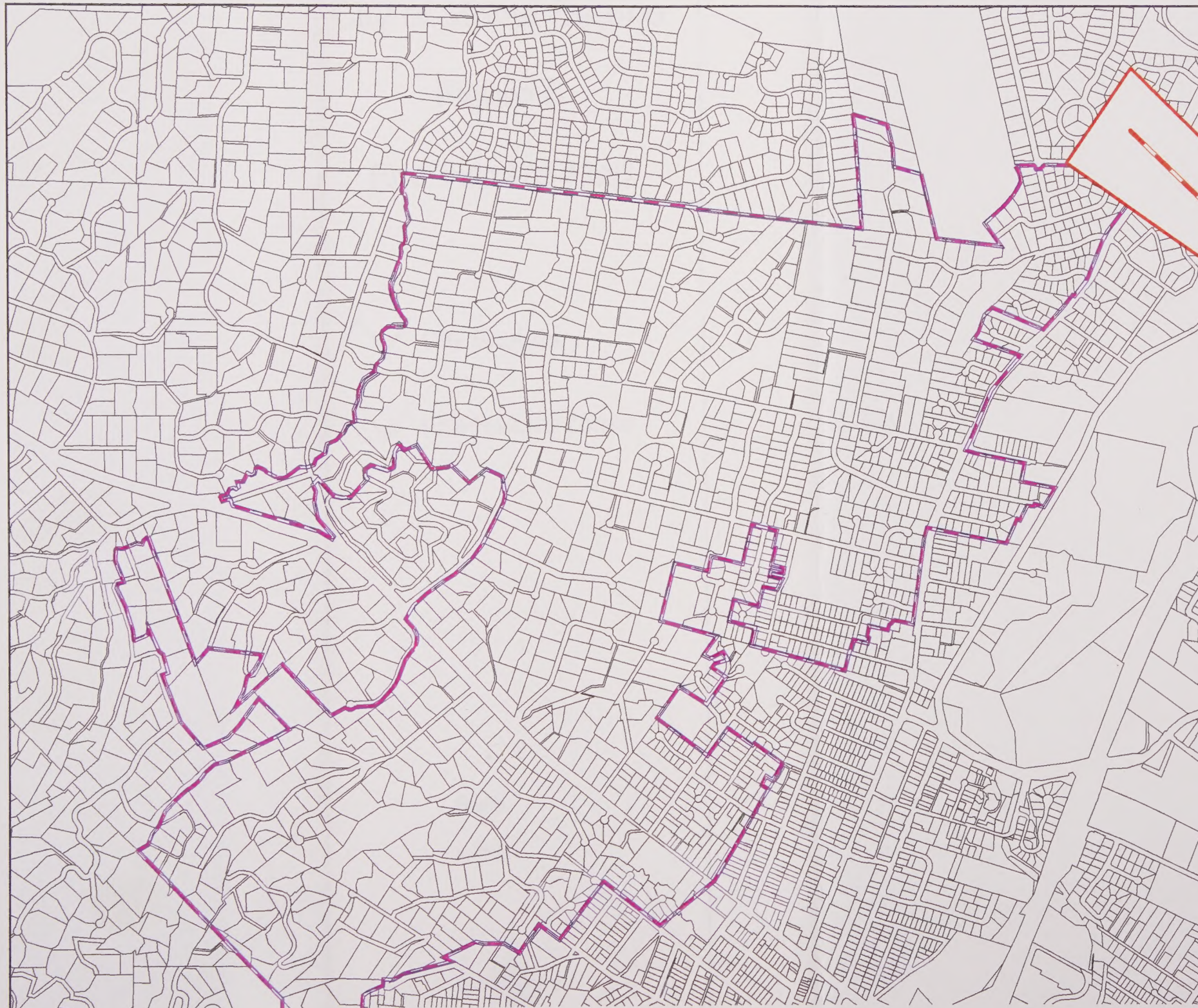
There is some possibility that the City will experience deteriorating environmental conditions or catastrophic natural events during the time frame of the General Plan. The important fact about the risks to public health, safety, property, and welfare due to natural hazards is that they can be significantly reduced by careful planning and regulation. The intent of this section is to focus on means of reducing hazards to the community. The implementation measures and strategies section addresses methods for reducing natural hazard related risks.

City of Monte Sereno

Figure 7

Earthquake

Hazard Map



City Boundary



Shannon Fault

Scale
1:1167



City of Monte Sereno

Figure 8

Fire Hazard Map

-  City Boundary
-  Fire Hazard Zones

Scale

1:1350



C. GOALS AND POLICIES

GOALS: NATURAL HAZARDS - Seismic, Geologic, Fire, & Flooding

- Goal 30 Minimal injury to lives, property, or economic and social dislocation due to earthquakes and associated seismic activity.
- Goal 31 Minimal risk to lives, property, and public liability due to landslides, nonseismic geologic hazards, and flood.
- Goal 32 Adequate prevention of catastrophic fires and the loss of property and life due to fire hazards.
- Goal 33 Police service adequate to serve the needs and provide for the safety of the community.

POLICIES: NATURAL HAZARDS - Seismic, Geologic, Fire, & Flooding

		Implementation Measures
30.1	Local seismic risks shall be recognized and earthquake protection measures incorporated into the Development Review Process. Earthquake protection measures may include detailed geologic investigations, adequate building setbacks from known active faults, and special structural requirements for buildings and other facilities in seismic hazard areas.	• Development Review • Zoning Ordinances • Uniform Building Code • The State Division of Mines & Geology Guidelines for Evaluating and Mitigating Seismic Hazards
30.2	New roads, bridges, and utility lines shall be designed to minimize damage and allow quick restoration of service following earthquake damage.	• CEQA • Development Review
30.3	Seismic activity in the region should be monitored and appropriate action taken if potentially significant hazards are discovered.	• California Division of Mine and Geology Studies
30.4	Monte Sereno shall prepare for a major earthquake and other natural disasters such as wildland fire through the measures identified in the Emergency Response Plan, including an emergency evacuation	• Emergency Response Plan

 plan

- | | | |
|-------|--|--|
| 31.1 | Geologic hazard investigations shall be done for all projects proposed in hillside areas to insure potential landslide hazards due to development are mitigated. | <ul style="list-style-type: none"> • CEQA • Development Review • Joint Hillside Preservation Strategy |
| 31.2 | Roads in hillside areas shall be engineered to standards that prevent excessive maintenance and repair costs. | <ul style="list-style-type: none"> • Joint Hillside Preservation Strategy • Development Review |
| 31.3 | New development shall be built in such a manner as to protect life and property from soil erosion and flooding. | <ul style="list-style-type: none"> • Development Review Process • Grading Ordinance • Slope Density Formula |
| 31.4 | To mitigate the appearance of engineered slopes and to control erosion contour grading, re-vegetation shall be required where feasible. | <ul style="list-style-type: none"> • Development Review • Grading Ordinance |
| 31.5 | Monte Sereno shall cooperate with County Flood Control to maintain a natural creek setting to the extent possible while providing for adequate drainage capacity. | <ul style="list-style-type: none"> • Intergovernmental Coordination |
| 31.6 | Information about household use and disposal of hazardous materials should be readily available. | <ul style="list-style-type: none"> • Hazardous Materials Listing |
| 31.7 | City Hall should be maintained as the Emergency Operation Center to coordinate relief efforts during natural disasters. Recommended disaster supplies should be kept on hand. | <ul style="list-style-type: none"> • Interagency Coordination • Emergency response plan |
| 31.8 | Mutual aid agreements with other agencies and/or municipalities for fire, police, medical response, public works, building inspection, mass care, evacuation, and heavy rescue should be maintained. | <ul style="list-style-type: none"> • Interjurisdictional & Governmental Coordination • Emergency Response Plan |
| 31.9 | Emergency response exercises should be conducted by the City in cooperation with other appropriate agencies. Exercises should be designed to test and upgrade various disaster response plans. | <ul style="list-style-type: none"> • Interagency coordination • Emergency Response Plan |
| 31.10 | A public education workshop to familiarize residents of Monte Sereno's emergency procedures, | <ul style="list-style-type: none"> • Emergency Response Plan |
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	evacuation routes, and other related information should be conducted regularly.	• City Newsletter
32.1	Monte Sereno shall cooperate with Central Fire District in providing fire protection facilities needed to maintain or improve existing fire protection standards.	• Interagency Coordination
32.2	Monte Sereno should cooperate with Central Fire District in developing a quarterly summary and yearly report summarizing type of emergency request and response time.	• Central Fire District Safety Report
32.3	Safe Roofing materials and other fire prevention standards shall be required in high fire hazard areas.	• Uniform and City Building Code
32.4	Areas of high fire hazard should have low density development and gated emergency access roads where needed to maintain appropriate level of service.	• Development Review • Joint Hillside Preservation Strategy
32.5	Monte Sereno shall encourage the San Jose Water District to implement the capital improvement plan as quickly as possible to ensure that infrastructure and water pressure are sufficient for fire protection in all areas of Monte Sereno including high risk areas such as the hillside and Foothill neighborhoods.	• Interagency Coordination • San Jose Water District Capital Improvement Plan
32.6	An annual review of the City's emergency response plan should be conducted in conjunction with Central Fire to ensure that escape routes are adequate, existing programs can be carried out, and new programs added.	• Central Fire/Monte Sereno emergency response plan
33.1	A high level of visible police patrol services should be provided within the City.	• Police Department Policy • Police Services Contract
33.2	The Police Department should use modern technology and provide adequate training to maximize job performance.	• Police Department Policy • Police Services Contract
33.3	Service and education programs which respond to community concerns such as elderly people living alone, drug and alcohol abuse, and crime should be encouraged.	• Crime Prevention Unit • Elderly Care Program • School Programs
33.4	Monte Sereno shall conduct an annual review of the	• City Support

contract with the Los Gatos/Monte Sereno Police Department to ensure that existing programs are carried out and new programs considered.

MAN MADE HAZARDS

A. SETTING

NOISE

The preservation and enhancement of the quiet atmosphere in Monte Sereno is an important goal of the general plan. Excessive levels of noise, whether from traffic or common machinery, is an environmental pollutant with substantial impact upon human health and well-being. The degree to which noise is irritating depends on a variety of factors, some independent of the noise source itself. Time of day, background sound level, the listener's activity and surrounding land use can all influence the degree to which a particular sound is perceived as bothersome. Value judgments also enter into tolerance for urban sound levels.

The Environmental Protection Agency has stated that some 80 million people are exposed to harmful levels of noise in the United States. Half of these people will suffer damage to their hearing. Excessive noise can result in temporary or chronic hearing loss and physiological damage to the inner ear. In addition to health hazards, excessive noise is a source of annoyance, discomfort, noise interrupts sleep, and disrupts privacy, communication and relaxation. Noise can affect the physical,

social, psychological and economic well-being of community residents.

Figure 11 shows the noise contours and readings along major thoroughfares in Monte Sereno.

AIR QUALITY

Clean air is a natural resource of vital importance, and although its protection is often considered to be a matter of regional concern, the City of Monte Sereno recognizes that there are policies and programs local governments can undertake to help preserve air quality.

Pollutants in the air can cause health problems, especially for children, the elderly and people with heart or lung problems. Healthy adults may experience symptoms during periods of intense exercise. Pollutants can also cause damage to vegetation, animals and property.

Air Quality problems in Monte Sereno are caused by local as well as regional air contamination. Air pollution potential is based upon the tendency for high pollutant concentrations to develop at a given location. This potential is dependent upon the amount of pollutants emitted into the air and the local atmosphere's ability to transport and dilute the pollutant.

The principal contributor to air pollution in Monte Sereno is the automobile in conjunction with local atmospheric and topographic conditions which can push the pollution up against the hillside and hold it there. Air pollution potential is dependent upon four topographical and meteorological factors:

1. topography of the area,
2. regional and local wind patterns (horizontal airflow),
3. atmospheric stability (vertical airflow), and
4. solar radiation.

1. TOPOGRAPHY

The San Francisco Bay Area is a large shallow basin ringed by hills which taper into a series of sheltered valleys. Santa Clara is one these valleys sheltered by surrounding hillsides. The Santa Cruz Mountains lie to the south and west, and the Diablo Range to the east. The mountains are a natural barrier that prevent the free flow of air and the dispersion of contaminants. As a result, pollutants concentrate against the hillsides ringing the valley.

2. WIND PATTERNS

The horizontal flow of air, or wind, is a major factor influencing the dispersion of pollutants. When wind speeds are low, as is typical in the Santa Clara Valley, pollution concentration is high. It stands to reason that less wind equals more pollution due to the buildup in levels of concentration.

In the Bay Area, the physical terrain directly influences regional surface wind patterns. Surface winds flow around rather than over mountains and hills. Due to a semi-permanent high pressure system off the California coast in the summer, the

prevailing wind pattern at that time of year is northwesterly. Under these conditions, the wind generally flows through the Golden Gate and into the Santa Clara Valley from the north, carrying with it pollutants from the San Francisco and Oakland metropolitan areas.

In the winter, periods of calm weather are characterized by light winds that flow out of the Central Valley and into the Bay area. This northeasterly airflow pattern brings pollutants emitted from the north to Monte Sereno. Because of the prevailing regional wind pattern, air quality in the Santa Clara Valley is adversely affected not only by pollutants emitted locally, but also by those transported to the valley from the urban areas to the north.

At a more local level, the wind patterns are also influenced by topography. During periods of atmospheric stagnation, when regional winds are weak, airflow drains down-valley at night and reverses to flow up-valley during the day. This daily recirculation compounds the pollution problem, since pollutants drift back and forth, contained by the valley walls.

3. ATMOSPHERIC STABILITY

The atmosphere's tendency to either suppress or promote vertical airflow or "mixing" is referred to as atmospheric stability. When the atmospheric conditions are stable, as is often the case along the California coast, vertical mixing of air is limited. Vertical airflow is severely limited when a layer of warmer air lies above a layer of cooler air. This situation is called an inversion because it is the reverse of the atmosphere's normal state where temperature generally decreases as altitude increases. Temperature inversions prevent pollutants from being diluted vertically.

Pollutants are trapped in the lower layer of cool air.

The inversions typical of California summers are caused by downward vertical motion, called subsidence, which compresses and heats the air. Surface inversions also occur locally in winter, when they are caused by air cooling as it comes into contact with the earth's cold surface at night. Summer subsidence inversions usually persist throughout the day and occur on more than 90% of the summer days. Winter radiation inversions take place on over 70% of the nights, but usually dissipate by afternoon. When both types of inversions occur simultaneously, which is most likely to happen in the fall, air pollution can be particularly severe.

4. SOLAR RADIATION

In the presence of direct solar radiation and warm temperatures, hydrocarbons and nitrogen oxides in the atmosphere react to form "photochemical" pollutants, including ozone. For example, on foggy or cloudy summer days, hydrocarbons and nitrogen oxides are often trapped below the inversion layer, but are not exposed to sufficient ultra violet energy to cause the reaction that forms photochemical smog. However, on days when there is no fog or cloud cover, the reaction can take place and smog will form beneath the inversion layer. The high frequency of clear, cloudless days in the Santa Clara Valley and in Monte Sereno makes these areas susceptible to the formation of photochemical pollutants.

B. FORECAST

There is some possibility that the City will experience deteriorating environmental conditions or catastrophic events as a result

of mans actions during the time frame of the General Plan. The important fact about the risks to public health, safety, property, and welfare due to man made hazards is that they can be significantly reduced by careful planning and regulation activities.

The existing development pattern, countywide, contributes to the further deterioration of air quality. For example, the majority of affordable housing for low to moderate employees is on the outskirts of the county or in adjoining cities. This requires employees to commute long distances daily to and from work which in turn increases air pollution countywide. Also, much of the countywide residential areas are separated from commercial uses, which in turn requires residents to drive vehicles to complete errands. This tends to increase air pollution within the community.

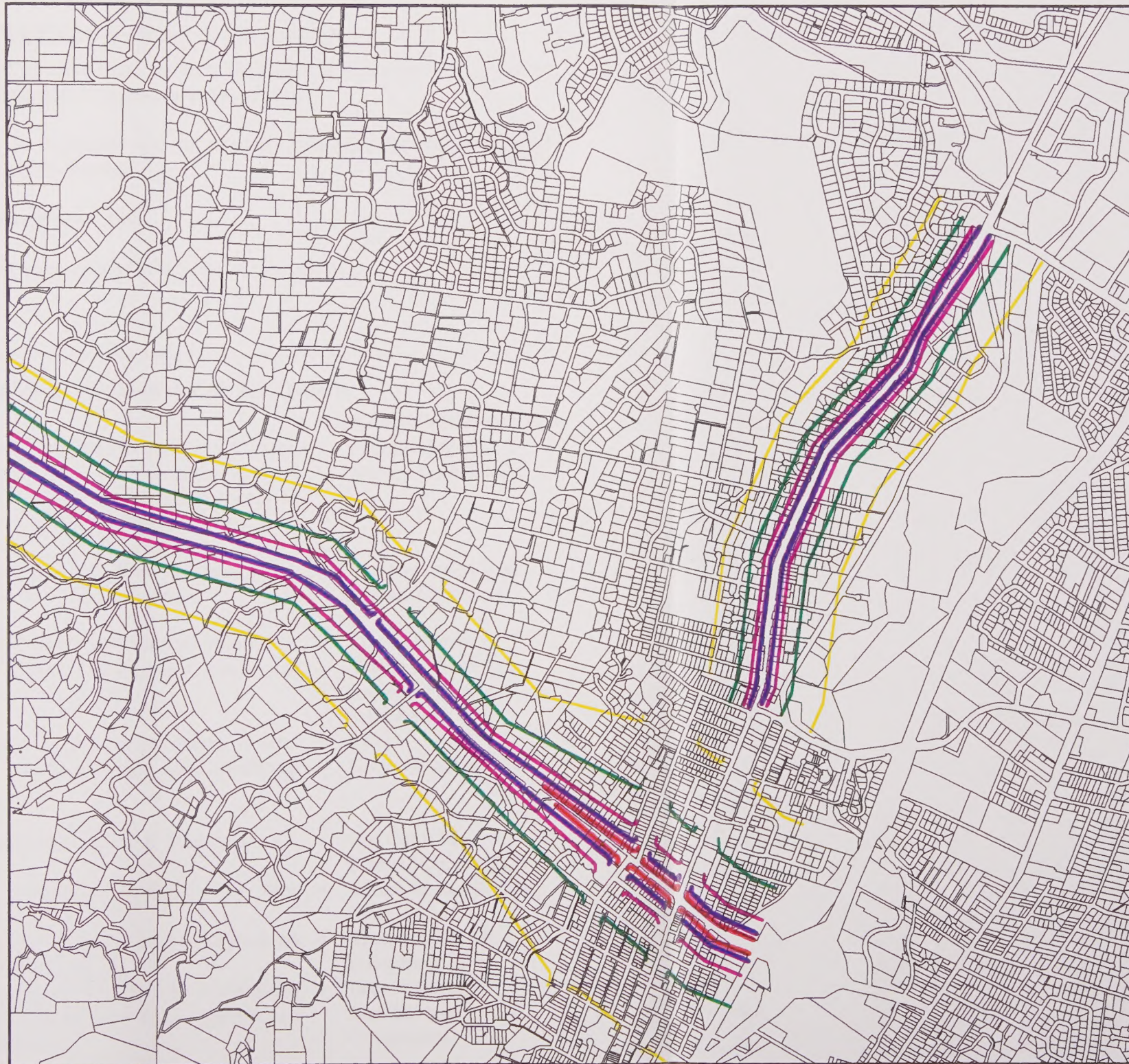
The Federal and State Clean Air Acts are the primary regulators of air quality, but day-to-day responsibilities fall under the regional Bay Area Air Quality Management District (BAAQMD). Unfortunately, State and Federal Clean Air Standards are exceeded in Santa Clara County many times a year. While air quality is often regarded as a regional problem, it is fundamental that local land use and growth decisions attempt to combat air pollution. The land use, transportation, energy and environmental policies that comprise this General Plan are intended to act in combination to meet the State Air Quality reduction plans.

The intent of this section is to focus on means of reducing hazards to the community. The implementation measures and strategies section addresses methods for reducing man made hazard related risks.

City of Monte Sereno

Figure 9

Noise Contour Map



50 dB



51 - 55 dB



56 - 60 dB



61 - 65 dB



66 - 70 dB

Scale

1:1581



C. GOALS & POLICIES

GOALS: MAN MADE HAZARDS - Noise & Air Quality

- Goal 34 Quiet atmosphere preserved and residents protected from hazards and nuisance associated with exposure to excessive levels of noise.
- Goal 35 Monte Sereno's air resources and its citizens protected from the potentially harmful effects of air pollution.
- Goal 36 Air quality at an acceptable level.
- Goal 37 Establish land use compatibility with noise environment.

POLICIES: MAN MADE HAZARDS -Noise & Air Quality

		Implementation Measures
34.1	The City shall cooperate with Santa Clara County, State and Federal agencies, private businesses and individuals in an effort to control and maintain an acceptable noise environment in Monte Sereno.	• Intergovernmental & Agency Coordination
34.2	Input shall be provided for regional decisions which will affect noise levels in Monte Sereno.	• Intergovernmental & Agency Coordination
34.3	Noise levels in residential areas shall be reduced by restricting truck traffic to designated routes and monitoring speed of local traffic.	• Code Enforcement • Traffic Enforcement remaining natural habitat areas
34.4	Encourage the use of the latest noise control technology to minimize noise in residential neighborhoods.	• CEQA • Noise Ordinance
34.5	Enforce State vehicle noise emission standards	• Los Gatos/Monte Sereno Police Dept.
34.6	Establish noise insulation standards for new construction.	• Monte Sereno Building Code
35.1	During the development review process impacts on air quality shall be evaluated.	• Review & Permit Procedures.
35.2	Air quality planning efforts shall be coordinated with other jurisdictions and with local, regional and state air quality agencies.	• Inter-regional & Jurisdictional Cooperation

35.3	Development activity shall be regulated to minimize direct and indirect air-contaminant emissions.	• CEQA
36.1	Regional, state, and federal efforts to reduce air pollution shall be supported.	• Intergovernmental Coordination
36.2	Air-pollution impacts and mitigation measures shall be considered during the development review process.	• CEQA
36.3	Dust control measures during construction activities shall continue to be required.	• Review & Permit Procedures.
36.4	Transportation alternatives such as public transit, ride sharing, bicycles, and walking which minimize single passenger motor vehicles shall be encouraged.	• Intergovernmental Coordination
36.5	Preservation and replacement of existing trees shall continue to be of high priority.	• Development Review Process

D. IMPLEMENTATION STRATEGY

The following implementation strategies are intended to help reduce both manmade and natural hazards. The primary implementation measures include:

- Emergency response plan (existing, but may need moderate revision)
- The State Division of Mines & Geology Guidelines for Evaluating and Mitigating Seismic Hazards (existing, but should be updated periodically)
- Grading Ordinance (existing)
- Interagency Coordination (existing, but should be continued to be developed)
- Uniform and City Building Code (existing)

- Central Fire District Safety Report (existing, but should be periodically updated)
- San Jose Company Capital Improvement Plan (existing)
- CEQA (existing)
- Development Review Process (existing)

CH. 9 APPENDIXES

APPENDIX A: NEIGHBORHOOD DESCRIPTIONS

1. BICKNELL

Neighborhood Definition:

- North-west corner of City. Streets feed into Bicknell. West of Elm Park, east of Quito.

Ambiance:

- Ranch style, large homes, country feeling (contributed by the farm), flat

Physical Appearance:

- Two very distinctive lot types (heavy vegetation near Quito, natural landscaped)
- More closely related to hillside area for feel
- Large flat converted farm land
- Large homes, with impressive fronts
- Large lots (some development possible)
- Dairy farm is the central point
- Surrounded by open space

Roadways:

- Bicknell is quaint (median with large oaks)
- No through roads
- Quito is scenic

Vegetation:

- Heavy natural undergrowth near Quito
- Less natural vegetation in many areas
- Approximately 3 acres of heavy oak woodland

2. DAVES

Neighborhood Definition:

- Area East of Palos Verdes, Oak Knoll, South of Vineland, North of Bruce

Ambiance:

- Flat land
- Neighborhood feeling
- Smaller older homes

Physical Appearance:

- Small lots, uniform in shape
- Smaller homes
- Small setbacks
- Church and School
- Wide variety of older homes with natural unimproved landscaping, while newer homes and remodels have extensive landscaping (Each style seems to be grouped, not just randomly located)
- School acts as central point for neighborhood

Roadways:

- Traffic generators at church and school
- Vineland and Daves are major collectors for the neighborhood
- Winchester also borders the area and separates Pleasant View/El Rancho

Vegetation:

- Wide variety of vegetation
- Most trees in area tend to be smaller, younger, but several large trees along some roadways (i.e., Vineland) contribute to a rural sense
- Daves School large open yard (grass) used for active recreation

3. FOOTHILL

Neighborhood Definition:

- Southwestern corner of City, north of Highway 9

Ambiance:

- Similar to hillside to a less degree (slope not as great, more developed, slightly less vegetation)

Physical Appearance:

- Moderate slope
- Varied/inconsistent lot sizes, shapes
- Extensive distance between structures
- Primarily moderate size homes, but variety from small to large
- Austin area seems segregated by Quito
- San Tomas Aquinas Creek

Roadways:

- Quito, Highway 9, Daves
- Steep roadway in areas
- Dead end private streets

Vegetation:

- Primarily natural landscaping, some planted
- Large mature evergreens, oaks

4. HILLSIDE

Neighborhood Definition:

- Area west of Highway 9

Ambiance:

- Moderate to steeply sloping land
- Heavily, naturally landscaped and wooded area with large mature evergreen type trees
- Mixture of smaller/older homes with larger/new contemporary style homes
- Natural boundaries, not easily defined property lines
- Sense of security and privacy

Physical Appearance:

- Primarily large lots, with various and abnormal configurations (due to natural contours of the area)
- Large setbacks, extensive distances between buildings on the most part
- Homes both large and small, but seem to be in scale with the large trees and hillside that surrounds them

Roadways:

- Narrow, winding, two lane roads
- Limited site distances
- Some extent of private roads and long driveways, which decrease the visibility of some structures from public roads
- Limited thoroughfares
- Extensive vegetation and trees along the edge of roadways

Vegetation:

- Large, mature primarily indigenous evergreens and oaks
- Lots of undergrowth
- Primarily natural landscaping
- Natural watercourses and related vegetation and wildlife

5. LA RINCONADA

Neighborhood Definition:

- North of Vineland, South of Golf Course, East of Robin Ann Lane, West of Winchester

Ambiance:

- Semi-rural
- Large oaks, pines surrounded by large open spaces

Physical Appearance:

- Wide variety of houses, styles and lot sizes
- Homes on Karl tend to be larger but fill lot
- Karl lined with large pines
- Natural valley areas serve as a hard physical barrier
- Zena Ave. and area are mostly ranch style homes
- Limited through access

Roadways:

- A lot of courts along Winchester
- Limited through access, except Eaton/Karl
- Vineland defines the boundary
- Winchester is a boundary edge

Vegetation:

- Large oaks on Vineland and Vineland Court
- Mature landscaping (i.e. large trees are incorporated into landscaped yards)
- Natural valley areas and Creek

6. LOMA SERENA

Neighborhood Definition:

- Primarily Loma Serena Homeowners Association area
- Via Palomino, Via Pinto, end of Vineland
- Surrounded by open space (common grounds)

Ambiance:

- Larger lots
- Age of area and homes consistent (1964)
- Similar shape, size of lots
- Consistent home style
- Valley areas create nice views and vistas from almost every lot
- Sense of pride, long term owners

Physical Appearance:

- Size, shape, orientation, age, style are consistent
- Vineland only way in
- Equestrian trail
- Steep slopes, but lots primarily level

Roadways:

- Vineland
- Dead end street
- Rolled curb, streets well maintained

Vegetation:

- Limited mature, natural trees
- Landscaped yards, variety of trees, mostly planted, non-indigenous, lots of fruit trees and blooming trees

7. ROSE/ANDREWS

Neighborhood Definition:

- Area north of Highway 9, west of Winchester

Ambiance:

- Flat
- No distinct neighborhood characteristic
- Wide variety of style of homes
- Includes Government Center

Physical Appearance:

- Small lots, not uniform in shape
- Variety of home styles
- Small setbacks, and limited distance between buildings
- Properties are easily definable due to fences, and distinct landscapes
- Combination of old and new homes
- Consistent with neighboring Los Gatos properties and homes

Roadways:

- Rose/Andrews may be used to some extent to link Highway 9 with Winchester
- Small, private dead-end streets
- Primarily curbless

Vegetation:

- Smaller, newer, wide variety of species
 - Many planted non-indigenous trees
 - Landscape provides majority of vegetation

8. TWIN CREEKS

Neighborhood Definition:

- Twin Creeks/Daves, incorporating Grandview and Viewfield, to south of Bicknell area and North of Foothill area

Ambiance:

- Semi-rural neighborhoods
- More manicured and less natural
- Sense of security and comfort

Physical Appearance:

- Large lots, large homes (not out of scale)
- Large front yards and lawns, large facades, create a sense of grandeur
- Gently sloping
- Majority of uniform lot sizes
- Large open space, natural area, acts as a physical barrier
- Equestrian trails
- Contains variety of city areas: touches north boundary, equestrian edge, Highway 9
- Central neighborhood (maybe what people think of Monte Sereno, i.e. size of homes, lots etc.)

Roadways:

- Access to 4 roadways (Bicknell, Quito, Highway 9, Daves)

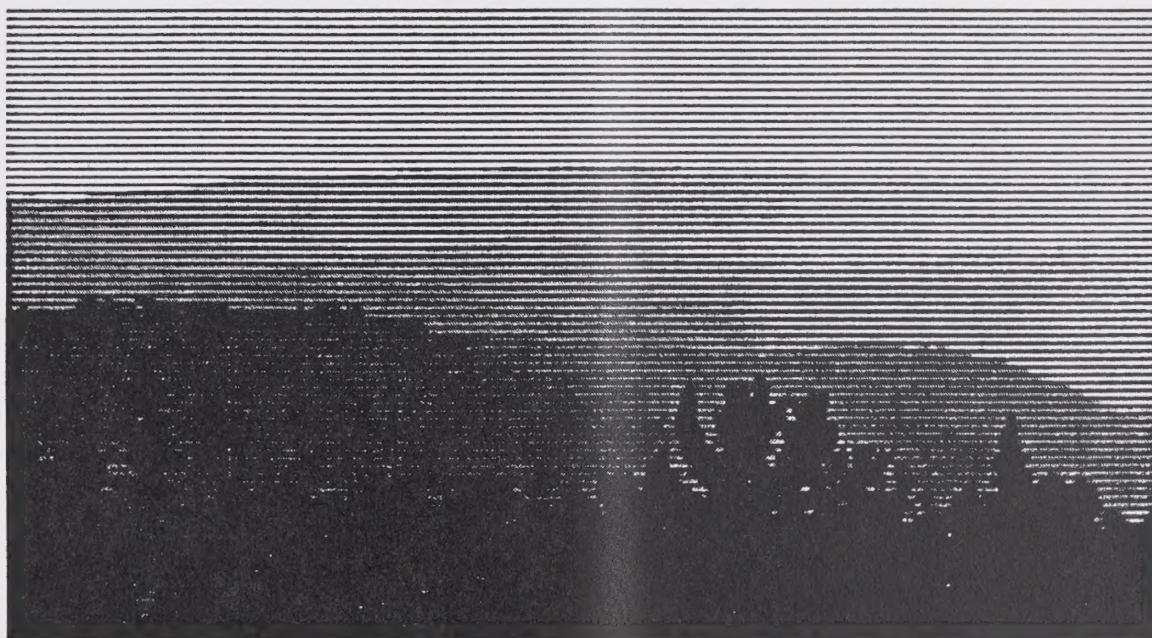
Vegetation:

- Mostly landscaped, with a variety of trees and shrubs, in combination with natural open space and horse trails
- Some larger Heritage trees such as Eucalyptus on Grandview, Pines on Twin Creeks
- Heavy vegetation along access points
- Highway 9, Quito, Bicknell

CH. 9 APPENDIXES

APPENDIX B:

WEST VALLEY HILLSIDES PRESERVATION STRATEGIES

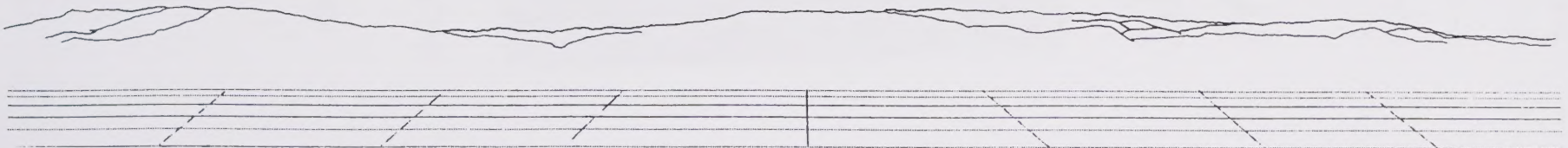


WEST VALLEY HILLSIDES JOINT PLANNING REVIEW

*A Cooperative Project of
the Cities of Cupertino, Saratoga, and Monte Sereno, the Town of Los Gatos, and
the County of Santa Clara*

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INTRODUCTION

Purpose of This Report

The scenic backdrop of the Santa Cruz mountains in western Santa Clara County contributes significantly to the quality of life of the region by affording visual and psychological relief from the fast paced urban environment in the valley.

As population grows and development pressures on the hillsides continue, it is important to conserve this natural resource and prevent future development from reducing its natural beauty.

This report presents some key strategies, that can be used to preserve this resource, through inter-jurisdictional cooperation and coordination. The strategies proposed are based on and serve to reinforce existing city, town, and County general plan policies.

History of the Project

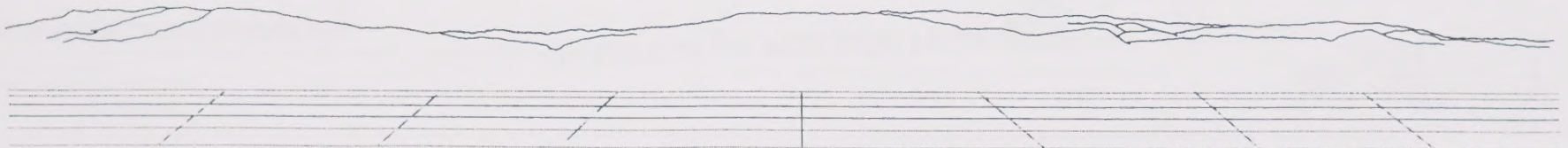
The West Valley Hillsides Joint Planning Review is a collaborative planning project involving the Cities of Cupertino, Monte Sereno and Saratoga, the Town of Los Gatos, and Santa Clara County. It was established to protect the scenic appearance of the West Valley hillsides (the foothills of the Santa Cruz Mountains) most visible from the valley floor. (see Study Area Map)

This project originated from a proposal for a "Western Santa Clara County Foothills Sub-regional Planning Project" that was submitted to the Association of Bay Area Governments (ABAG) for staff and financial support in November 1994. Although ABAG did not award the grant to this project, the participating jurisdictions determined that since their joint planning goals remained the same, efforts should proceed regardless of the ABAG decision.

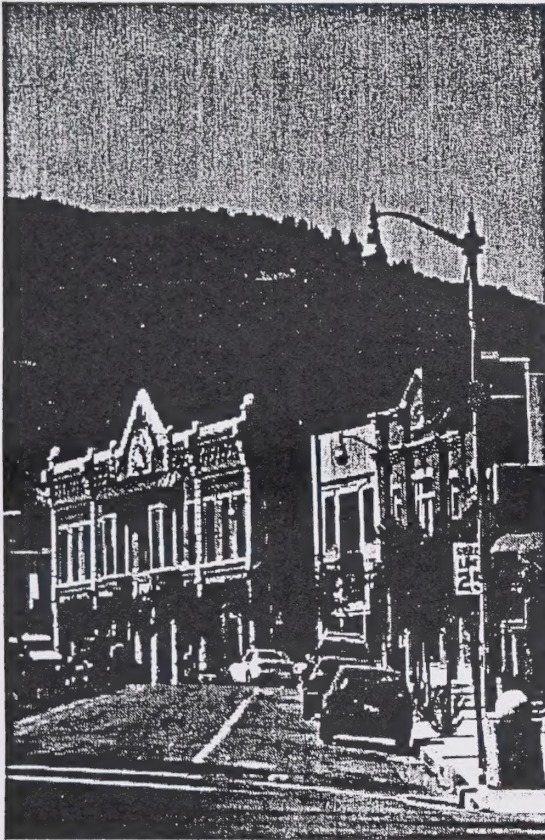
Goals of Project

The major goal of the project is to protect the predominantly natural visual character of the West Valley Hillsides by:

- Confining urban uses to flatland areas most appropriate for urban development.
- Allowing in the hillsides only development appropriate to rural, hillside areas
- Minimizing the visual impacts of non-urban hillside development
- Fostering closer interjurisdictional cooperation and coordination concerning land use and development issues



OVERVIEW OF HILLSIDE PRESERVATION STRATEGIES



This report proposes four basic strategies for preservation of the natural visual character of hillsides.

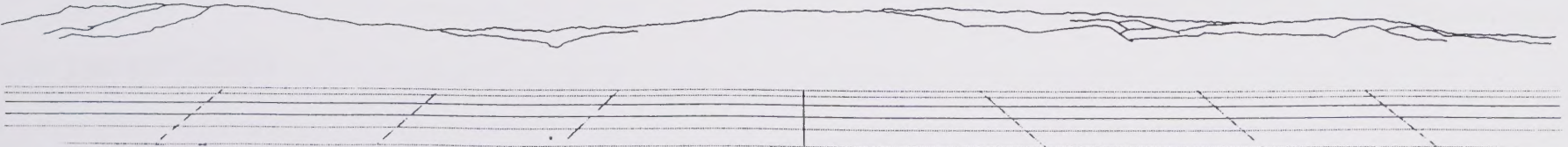
- Strategy #1 Develop joint hillside land use objectives
- Strategy #2 Limit expansion of urban development into hillside areas
- Strategy #3 Minimize the visual impacts of hillside development
- Strategy #4 Provide mechanisms for resolution of future hillside land use issues

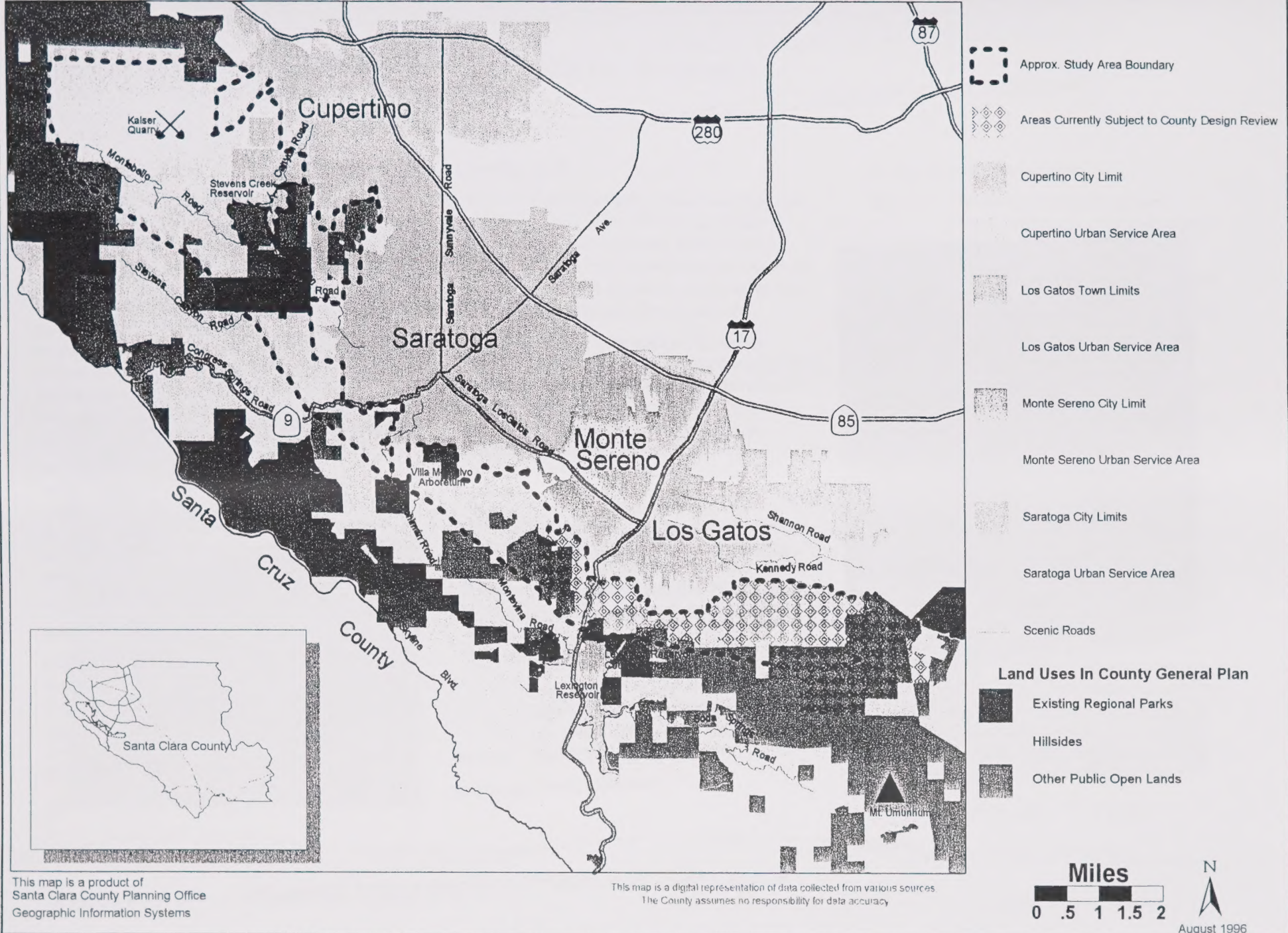
Two additional strategies were considered earlier in this study.

One called for making recommendations to open space agencies regarding acquisition of key parcels which will provide permanent open space protection in the West Valley hillsides. These recommendations will be made at a later date, possibly in conjunction with the review of the Master Plan which is currently being developed by the Midpeninsula Regional Open Space District (MROSD).

A second additional strategy was to allow flexibility in addressing special issues possibly on a bilateral basis. It was found during the course of this project that this strategy was unnecessary as all issues that arose have been adequately addressed under other strategies.

This report then focuses on the recommendations for the four strategies.





STRATEGY #1: DEVELOP JOINT HILLSIDE LAND USE OBJECTIVES

Purpose

General Plan policies provide basic direction for land use and development decisions. This strategy is intended to assure basic consistency of hillside land use policies among the various jurisdictions participating in this study.

Background

This is a unique cooperative planning project involving four cities and the County working together to achieve the shared goal of preserving the natural beauty of the West Valley hillsides – a goal which is expressed in the general plans of all the participating jurisdictions.

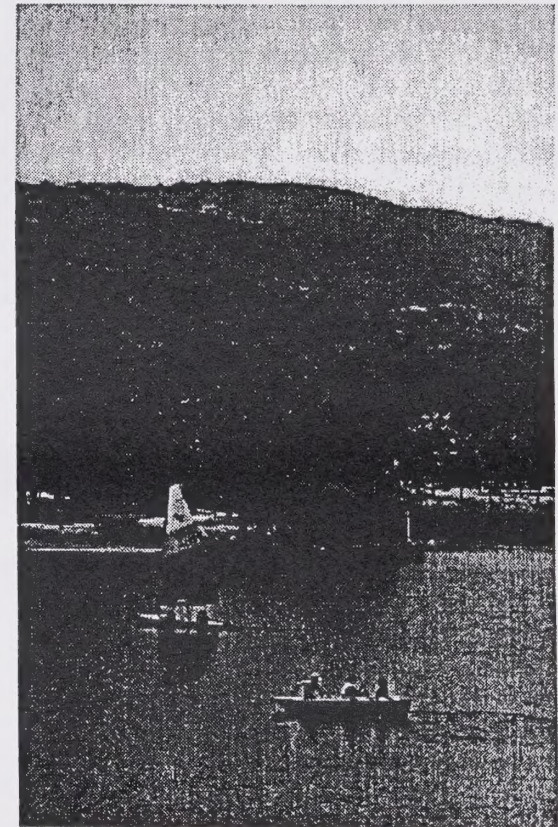
To emphasize this basic goal, a core set of joint land use policies have been developed, which echo the spirit of the Hillside Preservation Strategy. These policies are not intended to replace existing policies, but rather to help reinforce them.

Action Recommendations

Action 1. Adopt the Joint Planning and Land Use Principles for West Valley Hillsides Area as amendments to the General Plans of the participating jurisdictions to reinforce existing policies.

(These Joint Planning and Land Use Principles are listed in Appendix A.)

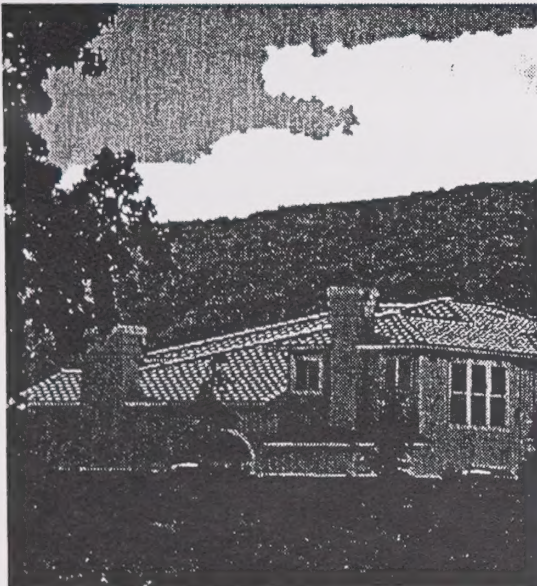
Implementors: The West Valley cities and the County



STRATEGY #2: LIMIT EXPANSION OF URBAN DEVELOPMENT INTO HILLSIDE AREAS

Purpose

Urban development, if allowed to expand further into the hillsides could drastically alter the scenic beauty of these predominantly open space lands. The purpose of this strategy is to protect the natural appearance of the West Valley hillsides by preventing expansion of urban development into hillside areas.



Background

Each of the West Valley cities currently has an established urban service area (USA) boundary which includes lands to which urban services will be provided in the short term and outside of which the County will not allow urban type development.

To build on this concept and to assure stability and integrity to this existing growth management mechanism, the cities should also adopt long term growth boundaries. Long term growth boundaries would indicate lands the cities are willing to provide with services in the next 20-30 years.

If long term growth boundaries are coterminous with or closely approximate existing urban service area boundaries, they would help prevent encroachment of urban development into the hills and make a strong statement about their desire to see the natural beauty of the hillsides maintained.

Action Recommendations:

Action 1. Delineate and adopt long term growth boundaries as amendments to city and town general plans.

Implementors: The West Valley cities

*Action 2. Adopt general plan policies regarding the intent and maintenance of long term growth boundaries.**

Implementors: The West Valley cities

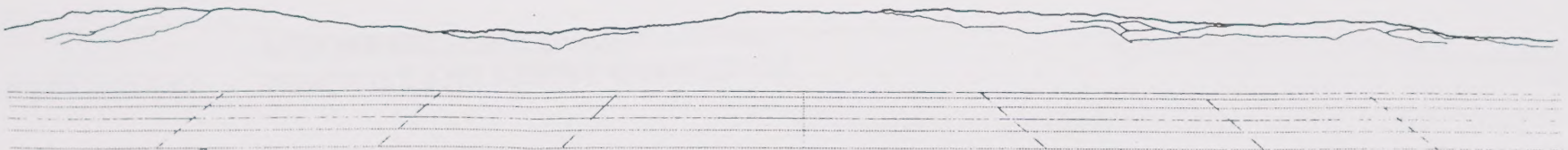
*Action 3. Adopt policies related to the allowable land uses outside the long term growth boundary and in lands within the long term growth boundary that are outside the urban service area.**

Implementor: The County

**(Suggested policies concerning long term growth boundaries are described in Appendix B.)*

Action 4. Define and limit the allowable intensity of uses which involve overnight accommodations, including golf courses, lodges, retreats and hostels; local-serving industrial/commercial uses; institutional and other non-residential uses.

Implementor: The County



STRATEGY #3: MINIMIZE THE VISUAL IMPACTS OF FUTURE HILLSIDE DEVELOPMENT

Purpose

The purpose of this strategy is to ensure that future development allowed in the hillsides blends into the landscape and does not cause significant visual impacts when viewed from the valley floor.

Background

Even if the West Valley cities adopt long term growth boundaries that exclude urban development from the hillsides, low density development is still likely to occur on private lands within this area. Individual buildings, if they are not designed and located with sensitivity to the natural landscape, can detract from the scenic beauty of the hillsides.

The visual impacts of hillside development can be minimized through the proper use of design elements such as building form, color, and landscaping and through appropriate development standards governing the maximum size or height of buildings.

Each of the West Valley cities and the County have development regulations and standards as well as design review procedures intended to minimize the visual impacts of hillside development.

The County is currently reviewing its hillside design review guidelines and standards, with the multiple goals of making them:

- More effective in minimizing the visual impacts of hillside development,
- More consistent with those of the cities,
- Easier for hillside landowners and architects to understand, and
- Easier for staff to administer.

Action Recommendations:

Action 1. Require design review for development proposed on portions of the hillsides that are visible from the valley floor within the West Valley cities.

Implementor: The County

Action 2. Revise existing or adopt new development standards in areas visible from the valley floor within the West Valley cities.

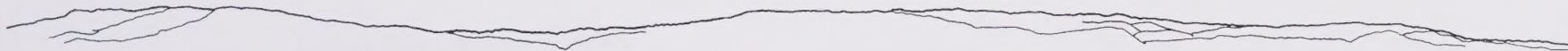
Implementor: The County

Action 3. Revise the existing design guidelines applicable to areas where design review is required

Implementor: The County

Action 4. Review city hillside development policies and standards for their effectiveness in minimizing visual impacts of development.

Implementors: The West Valley cities



STRATEGY #4: PROVIDE MECHANISMS FOR RESOLUTION OF HILLSIDE LAND USE ISSUES



Purpose

The purpose of this strategy is to provide a means for constructive resolution of inter-jurisdictional hillside land use issues that may arise.

Background

Although city and County hillside land use policies and development standards are relatively consistent, there will always exist the potential for differences of opinion regarding the approval of or standards applied to certain types of development. It is important that there be effective mechanisms for discussing and resolving such issues when they arise.

One tool for resolving such conflicts early in the development approval process is a timely interjurisdictional referral and comment procedure for projects proposed in the hillsides. The referral and comment

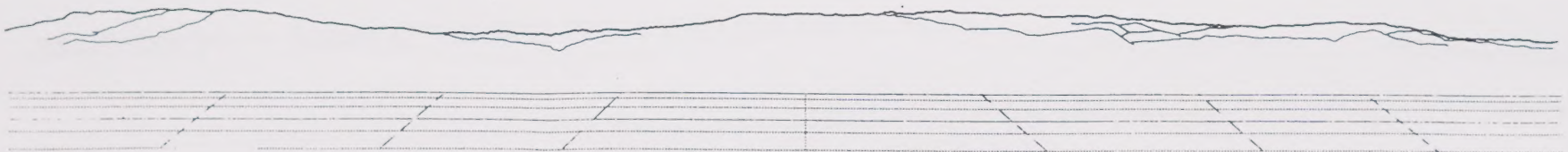
procedure should be used to emphasize open communication and foster good working relationships between city and County decision makers and staff.

Generally, such processes can occur at a staff level via written communications and phone conversations. On occasion, however, it may also be desirable to have face-to-face meetings between city and County officials to address issues of major significance, should they arise.

Action Recommendations:

Action 1. Review referral and comment procedures for development projects proposed within the West Valley hillsides to determine their adequacy and develop enhanced procedures where necessary.

Implementors: The West Valley cities and the County



APPENDIX A: JOINT PLANNING AND LAND USE PRINCIPLES

Protection of the West Valley Hillsides Viewshed

1. The natural beauty of the West Valley hillsides area should be maintained for its contribution to the overall quality of life of current and future generations.

Minimizing the Visual Impacts of Hillside Development

2. *New development in the West Valley hillsides area should be located and designed to minimize its visibility from the valley floor.*

Allowable Land Uses

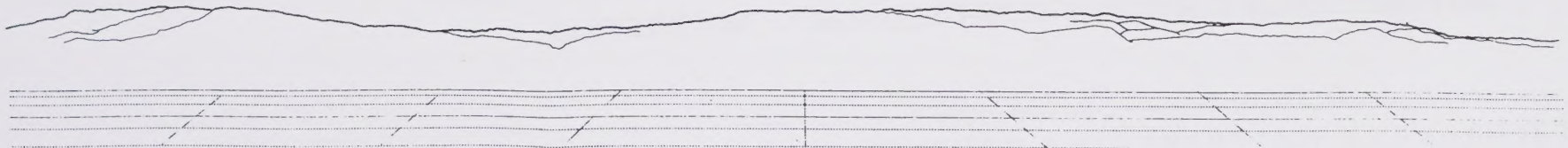
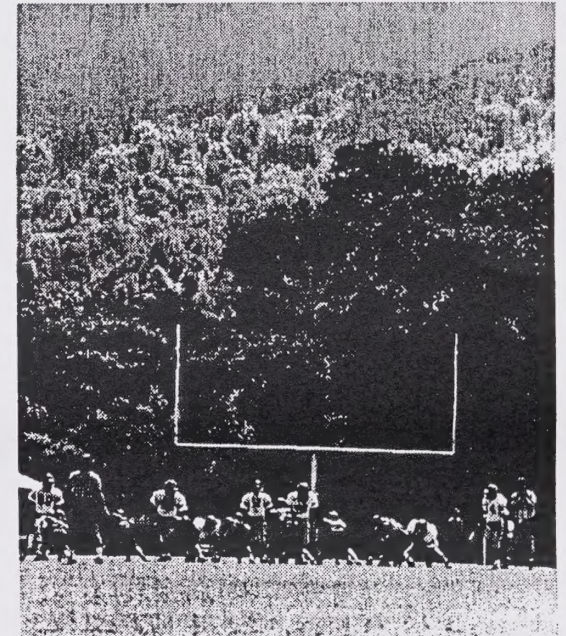
3. New land uses within the West Valley Hillsides area should be limited to non-urban uses that are compatible with the preservation of the natural appearance of the hillsides.

Limiting the Extension of Urban Services and Urban Development

4. Urban development and the extension of urban services should be limited to those areas most suitable for urban development. Further substantial expansion of the urban area into the West Valley hillsides should be discouraged.

Interjurisdictional Cooperation

5. The West Valley cities and the County should work cooperatively to maintain the natural appearance of the West Valley hillsides and should establish procedures for resolving interjurisdictional land use issues that may arise in this area.



APPENDIX B: LONG TERM GROWTH BOUNDARY POLICIES

Background

Existing urban service area boundaries primarily serve as short term growth management boundaries, indicating lands to which urban services will be provided in the short term (generally within approximately 5 years).

Long term growth boundaries are intended to indicate lands to which the city/town expects to provide with urban services within approximately 20-30 years.

Long term growth boundaries help to:

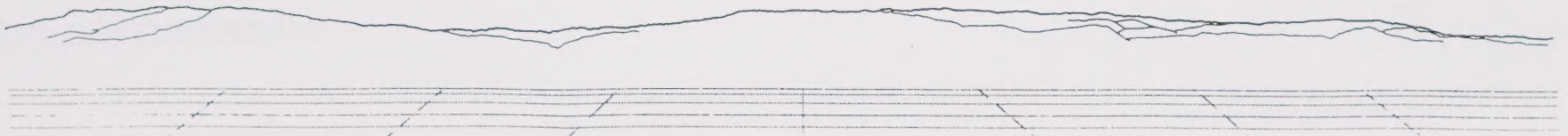
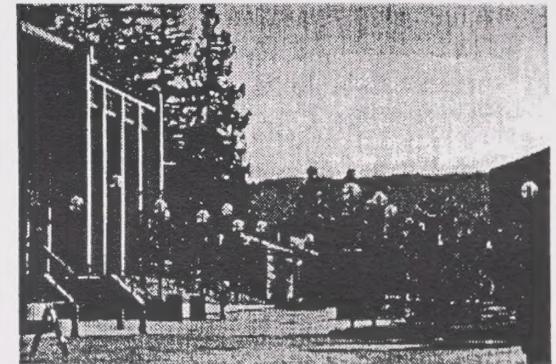
- a. Reinforce fundamental policies concerning the appropriate location of urban development.
- b. Preserve the predominantly natural character and natural resources of hillsides by preventing urban development from encroaching into them.
- c. Protect public health and safety by preventing urban development in hazardous areas.

Policies Suggested for Adoption by the West Valley Cities in Their General Plans

1. The City/Town will delineate and adopt a long term growth boundary indicating the lands to which it is willing to provide urban services within approximately the next 20-30 years.
2. The City's/Town's long term growth boundary will only be modified in conjunction with a comprehensive review of the City's General Plan.
3. The City's/Town's urban service area boundary will not be expanded outside its long term growth boundary.
4. Proposed revisions to the City's / Town's long term growth boundaries will be referred to the County for review and comment.

Policies Suggested for Adoption by the County in Its General Plan

1. The West Valley cities should delineate and adopt long term growth boundaries indicating the lands to which they are willing to provide urban services within approximately the next 20-30 years.
2. The County will maintain current land use designations and prohibit uses of an urban density, intensity or nature outside the long term growth boundaries and in lands within the long term growth boundaries that are outside the urban service area.



ACKNOWLEDGEMENTS

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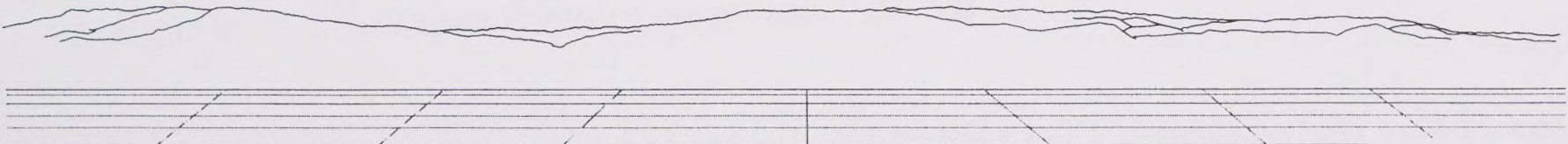
Greg Bazhaw

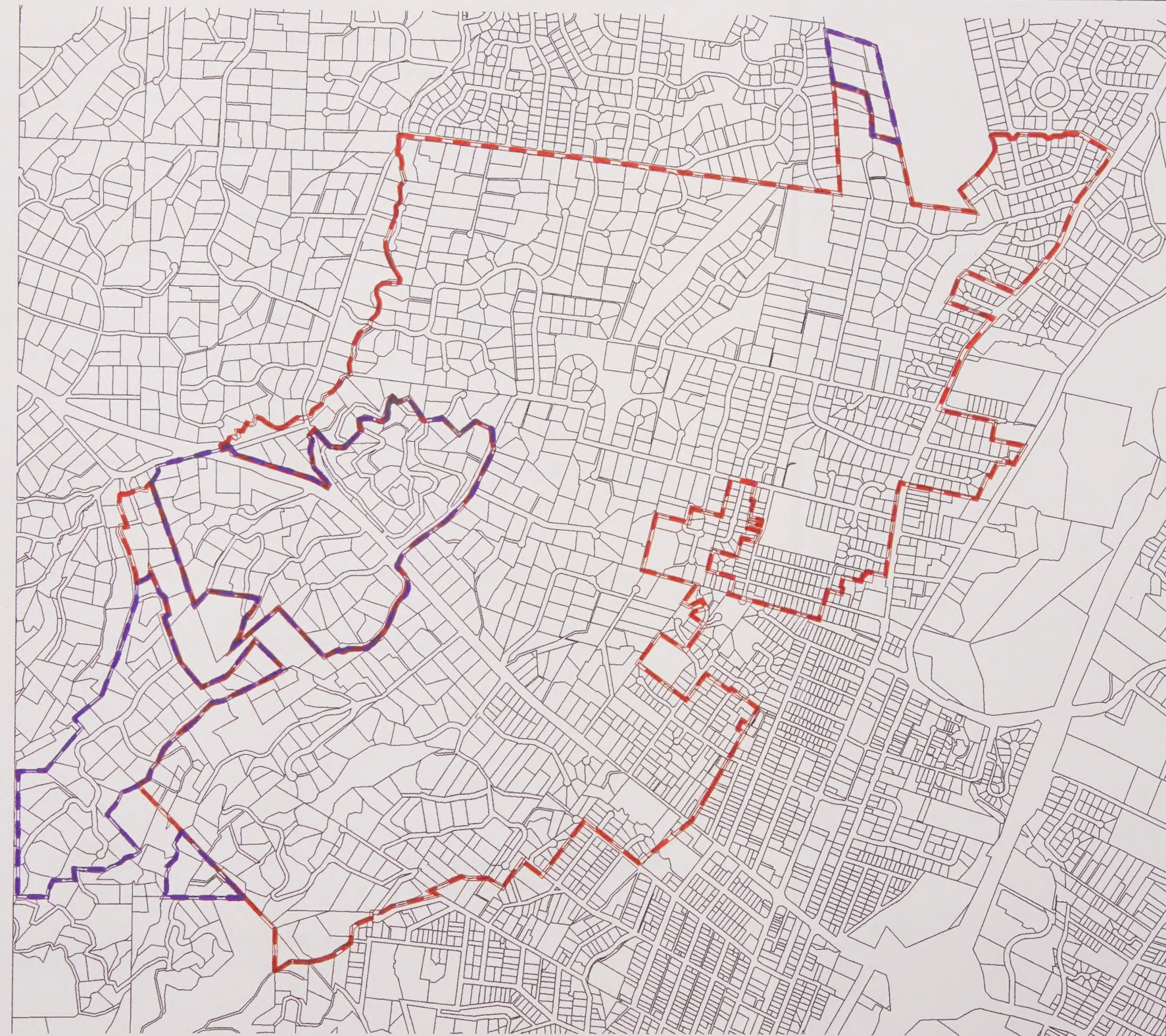
Jim Reilly

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Geographic Information System (GIS) Consultant

Eric Coumou





City of Monte Sereno

Long Term Urban Growth Boundary

 City Boundary

 Long Term
Urban Growth
Boundary

Scale
1:1229



RESOLUTION NO. 1733

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTE SERENO
ACCEPTING THE WEST VALLEY HILLSIDE PRESERVATION STRATEGIES**

WHEREAS, the City Council recognizes that the West Valley Hillsides contribute significantly to the quality of life of the region and are considered to be a significant natural resource; and

WHEREAS, the City Council has determined that the Hillside Preservation Strategies are consistent with the City's general plan because the strategies will help to preserve the West Valley Hillsides and prevent future development from reducing its value as a natural resource.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Monte Sereno, County of Santa Clara, State of California, that

1. The West Valley Hillside Preservation Strategies are hereby accepted; and
2. The City Planner of the City of Monte Sereno be, and is hereby directed and ordered to take the necessary actions to incorporate the appropriate hillside preservation policies in the Monte Sereno general plan.

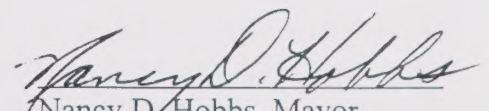
Regularly adopted and passed this 15th day of October, 1996, by the following vote:

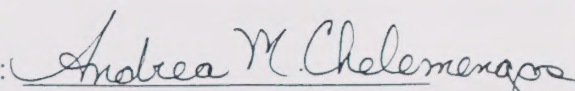
AYES: Councilmembers Bamford, Bancroft, Jackson, Lucas and mayor Hobbs

NOES: None

ABSENT: None

APPROVED:


Nancy D. Hobbs, Mayor

ATTEST: 
Andrea M. Chelemengos, City Clerk

CH. 10 GLOSSARY

Access Road	Road extending across private or government land from a public road to the right of way.
Active Recreation	Type of recreation or activity which requires the use of organized play areas including, but not limited to, softball, baseball, football and soccer fields, tennis and basketball courts and various forms of children's play equipment.
ADT	This abbreviation stands for average daily trips and serves as a measurement of road use.
Adverse Impact	This term applies to the effects of an action or project which has negative consequences for the physical, social, or economic environment.
Agricultural Preserve	Land designated for agriculture, recreation, foothill pasture, or conservation based on the General Plan subject to size and zoning conditions.
Air Pollution	The presence of contaminants in the air in concentrations that prevent the normal dispersive ability of the air and that interfere directly or indirectly with man's health, safety, or comfort or with the full use and enjoyment of his property.
Alquist-Priolo Act Seismic Hazard Zone	A seismic hazard zone designated by the State of California within which specialized geologic investigations must be prepared prior to approval of any new development
Alluvial	Deposited by stream action.
Ambient	Surrounding on all sides, used to describe measurements of existing conditions.
Archaeological	The material remains of past human life, culture, or activities.
Arterial	A major street carrying large volumes of relatively high speed traffic from local and collector streets to and from freeways and other major streets. These streets have controlled intersections and generally providing direct access to properties.
Biota	All the species of plants and animals occurring within a certain area.

California Land Conservation Act	Also known as the Williamson Act, established in 1965, this act provides program whereby cities and counties can support the preservation of agricultural land. The program entails a contract between the city and an owner of land whereby the land is taxed on the basis of its use rather than market value. The land becomes subject to certain enforceable restrictions and certain conditions need to be met prior to this agreement.
Carbon Dioxide	A colorless, odorless, non-poison gas that is a normal part of the atmosphere
Carbon Monoxide	A colorless, odorless, highly poisonous gas. This gas is produced by automobiles and other machines with internal combustion engines that burn fossil fuels such as oil and gas.
Collector	A street for traffic moving between arterial and local streets, generally providing direct access to properties.
Conservation	Planned management of a natural resource to prevent exploitation, destruction, or neglect.
Decibel	Abbreviated “dB”, the decibel is a unit of measurement of the intensity of sound. The common abbreviation dBA represents decibel measurement of sound on the “A” scale that approximates the auditory hearing sensitivity of the area.
Duplex	A detached building under single ownership which is designed for occupation as the residence of two families living independently of each other.
Dwelling Unit	A building or portion of a building designed for occupation as the residence of one family.
Ecology	The interrelationship of living things to one another and their environment or the study of such interrelationships.
Emission Standard	The maximum amount of pollutant legally permitted to be discharged from a single source, either mobile or stationary.
Endangered Species	A species of animal or plant is considered to be endangered when its prospects for survival and reproduction are in immediate jeopardy from one or more causes.
Environment	The combination of all external influences and conditions affecting life, development, and ultimate survival of an organism, including man.

Erosion	The wearing away of the land surfaces by running water, wind, and ice.
Expansive Soils	Soils that swell when they absorb water and shrink as they dry.
Expressway	An arterial highway with full or partial control of access and with some intersections at grade.
Fault	A fracture in the earth's crust forming a boundary between rock masses that have shifted.
Fire Hazard Zone	An area where, due to slope, fuel, weather, or other fire-related conditions, the potential loss of life and property from a fire necessitates special fire protection measures and planning before development occurs.
Flood	A temporary overflow of watercourse onto lands that are used or usable by man and not normally covered by water.
Flood Plain	The relatively flat area or lowlands adjoining a river, stream, watercourse, ocean, or lake that have been or may be covered by water.
Freeway	A road serving high-speed traffic with no crossing interrupting the flow of traffic (i.e., no crossings at grade).
Geological	Pertaining to rock or solid matter.
Geotechnical Evaluation	A professional evaluation using scientific methods and engineering principles of geology, geophysics, hydrology, and related sciences.
Ground Cover	Grasses or other plants grown to keep soil from being blown or washed away.
Groundwater	Water within the earth that supplies wells and springs.
Habitat	The place or type of site where a plant or animal naturally or normally lives and grows.
Hazardous Material	An injurious substance, including pesticides, herbicides, toxic metals and chemicals, liquefied natural gas, explosives, volatile chemicals, and nuclear fuels.
Historic Resources	Includes, but is not limited to, any object, building structure, site, area, or place which is historically or archaeologically significant, or is significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California (Public Resources Code Section 5020.1).

Hydrocarbons	A family of compounds containing carbon and hydrogen in various combinations. They are emitted into the atmosphere from manufacturing, storage and handling, or combustion of petroleum products and through natural processes. Certain hydrocarbons interact with nitrogen oxides in the presence of intense sunlight to form photochemical air pollution.
Impact	Effect of any direct man-made actions or indirect repercussions of man-made actions on existing physical, social, or economic conditions.
Implementation	An action, procedure, program, or technique that carries out the general plan.
Improvement	Term used to indicate structured or utility additions on a vacant parcel of land.
Infrastructure	The physical systems and services which support development and people, such as streets and highways, transit services, airports, water and sewer systems, and the like.
Landslide	A falling mass of soil or rocks.
LDN	This abbreviation stands for average level day-night noise contours. It serves as a noise exposure estimation technique that divides the day into two time periods and estimates noise in decibels.
Local Street	A street providing direct access to properties and designed to discourage through traffic.
Multiple Family Dwelling	A detached building deigned and used exclusively as a dwelling by three or more families occupying separate suites.
National Ambient	The prescribed level of pollutant in the outside air that can not be exceeded
Air Quality Standards (NAAQS)	legally during a specified time in a specific geographic area.
Noise	Any sound which is undesirable because it interferes with speech and hearing, or is intense enough to damage hearing, or is otherwise annoying.

Official County Scenic Highway	A segment of state highway identified in the Master Plan of State Highways eligible for Official Scenic Highway Designation and designated by the Director of the Department of Transportation (CALTRANS).
Patio Unit	A detached single family unit typically situated on a reduced sized lot, which orients outdoor activity within rear or side yard patio areas for better utilization of the site for outdoor living space.
Passive Recreation	Type of recreation or activity which does not require the use of organized play areas.
Planned Unit District (PUD)	A zoning district or approach to development which provides flexibility in the land use and design regulation of uses, buildings, lot size, and open space, while assuring compliance with the General Plan.
Pollutant	Any introduced gas, liquid, or solid that makes a resource unfit for specific purpose.
Pollution	The presence of matter or energy whose nature, location, or quantity produces undesired environmental effects.
Recreational Trails	Public areas that include pedestrian trails, bikeways, equestrian trails, boating routes, trails and areas suitable for use by physically handicapped people, trails and areas for off-highway recreational vehicles and cross-country skiing trails.
Riparian Habitat	Areas adjacent to streams or other bodies of water that support natural vegetation and wildlife.
Runoff	The portion of rain or snow that does not percolate into the ground and is discharged into streams instead.
Scenic Highway Corridor	The visible area outside the highway's right-of-way, generally described as "the view from the road."
Scenic Route	A highway, road, drive, or street which, in addition to its transportation function, provides opportunities for enjoyment of natural and man-made scenic resources where aesthetic values are protected and enhanced.
Seismic	Caused by or subject to earthquakes or earth vibrations.
Significant Effect	Both beneficial and detrimental impacts on the environment. Includes environmental consequences of both a primary and secondary nature.

	May include, but is not limited to, significant changes in the region's air, water, and land resources.
Soil	The unconsolidated material on the immediate surface of the earth created by natural forces that serves as a natural medium for growing land plants.
Standard	A specific, often quantified guideline defining the relationship between two or more variables. Standards can often directly translate into regulatory controls. For example, "Three to six dwelling unit per net acre (low-density residential)."
Transit	Urban and suburban rail, bus systems and ferryboats.
Transportation System Management (TSM)	A cooperative process involving all transportation agencies and the private sector in an urban area attempting to increase the efficiency of a transportation system through low-cost and relatively short-term actions. TSM typically includes traffic controls, improved public transportation, regulatory and pricing measures, and improvement to the management of the existing transportation system.
Topography	Configuration of a surface, including its relief and position of natural and man-made features.
Watershed	The total area above a given point of a water course that contributes water to its flow; the entire region drained by waterway or which drains into a lake or reservoir.
Zero Lot Line	A detached single family unit distinguished by the location of one exterior wall on side property line.

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